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Independent Estate Agents and Valuers



26, Marlborough Close, Bishop's Stortford, Hertfordshire, CM23 3NT

Guide price £375,000

A well maintained and recently redecorated three bedroom semi detached house which has gas central heating and double glazing. The property has also recently been rewired.

The accommodation comprises: Entrance hall, dual aspect lounge/dining room with fireplace, refitted kitchen, three bedrooms and a refitted bathroom with a white suite.

The south facing rear garden is over 80' in length and has a shed, greenhouse and a useful WC to the rear of the detached garage. The front garden has a driveway with parking for two cars which leads to a carport and then to a single garage.

The property is located in a popular area which is a short walk to the mainline railway station and the town centre with it's excellent range of shopping and eating establishments. EPC Pending.

Covered Porch

Outside light. Front door to

Entrance Hall

Telephone point. Stairs to the first floor. Small understairs cupboard. Radiator. Doors to kitchen and

Lounge/Dining Room

22'2" x 12'3" (6.76m x 3.73m)

Double glazed windows to the front and rear elevations. TV point. Two radiators. Open fireplace with Yorkstone surround.



Refitted Kitchen

9'3" x 8'5" (2.82m x 2.57m)

Fitted with a range of beech effect fronted units and granite effect work surfaces which incorporates an electric hob.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Five single eye level wall cupboards. Recess for cooker below hob. Plumbing and space for washing machine. Space for fridge. Extractor fan. Ceramic tiled splashbacks to work surfaces. Double glazed window to the rear and double glazed door to the side. Understairs storage cupboard which houses the wall mounted gas fired central heating boiler.



First Floor Landing

Double glazed window. Hatch to loft space.

Bedroom One

13'7" x 9'3" plus recess (4.14m x 2.82m plus recess)
Double glazed window. Radiator.



Bedroom Two

9'8" x 8'6" plus recesses (2.95m x 2.59m plus recesses)
Double glazed window. Radiator. Built-in wardrobe cupboard and adjacent built-in airing cupboard housing hot water cylinder. Telephone point.



Bedroom Three

8'11" x 7'11" (2.72m x 2.41m)
Double glazed window. Radiator.



Refitted Bathroom

6'5" x 5'4" (1.96m x 1.63m)
Fitted with a white suite and complementary tiling.
Pedestal wash basin with mixer tap. Low level WC. Panel bath with glazed screen, fully tiled splash surround, mixer tap and shower attachment.



Rear Garden

A good sized and private rear garden which is over 80' in length and enjoys a sunny southerly aspect.

Outside tap. Large lawn area with flower and shrub borders. Various conifers. Garden shed. Greenhouse.

Useful outside WC which is located at the rear of the garage.



Rear View of House



Front Garden

A raised front garden which has a lawn area and flower borders.

The driveway provides off-road parking for at least two cars and leads to the car port and then to the garage.

Car Port

Under cover parking for one car. Outside light.

Garage

16'5" 8'3" (5.00m 2.51m)

Up and over door. Light and power connected. Plumbing for washing machine.

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