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Established 1986

Independent Estate Agents and Valuers



15, Trinity Close, Bishop's Stortford, Hertfordshire, CM23 3HS

Guide price £395,000

OPEN HOUSE ON SATURDAY 27TH FEBRUARY - STRICTLY BY APPOINTMENT.

An extremely well maintained and much improved three bedroom semi detached house which has gas central heating and replacement double glazing throughout.

This impressive property comprises: Entrance porch, entrance hall, downstairs cloakroom, Large and well lit lounge/dining room with attractive fireplace, luxury fitted kitchen with integrated oven, hob and cooker hood. three good sized bedrooms, a luxury bathroom and a very useful loft room.

The rear garden has a sunny south facing aspect and is over 50' in length. The front garden has a block-paved driveway which provides off-road parking for at least two cars. There is a single garage with remote controlled door.

This property is ideal for a commuter or a non-driver as it is so conveniently positioned for public transport and amenities. The town centre offers an excellent range of shopping, sporting and dining facilities. EPC Pending.

Front Door to

Entrance Porch

Coving to ceiling. Cloaks hanging area. Glazed door to

Entrance Hall

Stairs to the first floor. Radiator. Understairs storage cupboard. Coving to ceiling. Engineered oak flooring. Doors to lounge/dining room and

Downstairs Cloakroom

Fitted with a contemporary white suite and complementary fittings and tiling.

Wall mounted vanity wash basin with mixer tap and cupboards below. WC. Heated towel rail. Extractor fan. Wall mounted cupboard with mirror.



Lounge/Dining Room

25'5" x 11'10" (7.75m x 3.61m)

A very bright and spacious room which is well lit by double glazed windows to the front and rear which includes French doors to the rear garden and features an attractive open fireplace with Victorian style cast iron surround.

Engineered oak flooring. Two radiators. TV point. Coving to ceiling. Open to



Luxury Fitted Kitchen

14'9" x 9'7" max (4.50m x 2.92m max)

Well fitted with a range of gloss white fronted units and man-made white granite worktops which incorporate: Neff built-in oven, ceramic hob with glass splashback and stainless steel chimney style extractor hood above.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Space and plumbing for washing machine. Space and vent for tumble dryer. Recess for upright fridge/freezer. Full-height larder cupboard and broom/storage cupboard. Feature vertical radiator/towel rail. Double glazed window.



First Floor Landing

Double glazed window. Coving to ceiling. Hatch and retractable ladder leads to

Loft Room

14'3" x 16'9" max (4.34m x 5.11m max)

Light and power connected. N.B. Not all of the room is at full head height.



Bedroom One

13'2" x 10'2" (4.01m x 3.10m)

Radiator. Double glazed window. Coving to ceiling. Built-in shelved storage cupboard.



Bedroom Two

10'5" x 10'10" (3.18m x 3.30m)

Radiator. Double glazed window. Coving to ceiling. Two built-in shelved storage cupboards.



Bedroom Three

8'6" x 7'3" (2.59m x 2.21m)

Radiator. Double glazed window. Coving to ceiling.



Luxury Bathroom

6'4" x 5'10" (1.93m x 1.78m)

Fitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Panel bath with fully tiled splash surround, glazed shower screen, wall mounted mixer tap and Mira shower unit. Double glazed window. Extractor fan. Six inset ceiling lights. Heated towel rail/radiator. Wall mounted storage cupboard. Coving to ceiling.



Rear Garden

A good sized south facing and private rear garden which extends to just over 50' in length. Patio area. Outside tap, light and power. Lawn area. Two large and well stocked flower/shrub borders. 6' fencing on all three aspects. Barbeque. Wooden garden shed.



Front Garden

Raised flower bed set in a brick retaining wall. Outside light. Wide block-paved driveway with parking for at least two cars.

Garage

16'2" x 7'8" (4.93m x 2.34m)

Remote controlled roller garage door. Light and power connected. Eaves storage area.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

