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Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**20, Mazoe Road, Bishop's Stortford, Herts, CM23 3JT**

**Guide price £335,000**

OPEN HOUSE ON SATURDAY 4TH JUNE - STRICTLY BY APPOINTMENT.

A well maintained and tastefully decorated older style semi detached which has double glazing and gas central heating.

The tastefully decorated accommodation comprises: Entrance hall, sitting room with fireplace, dining room, fitted kitchen, three bedrooms and a modern first floor bathroom.

There is a well tended rear garden which is in excess of 70' in length. The front garden has a hardstanding which provides off-road parking for one car.

The property is located on the southern side of the town and is only a short walk from the town centre and the mainline railway station. EPC Band E.

## FRONT DOOR TO

### ENTRANCE HALL

Polished wooden floor. Stairs to the first floor. Doors to lounge and dining room.

### LOUNGE

12'3" x 11'9" (3.73 x 3.58)

Attractive fireplace with quarry tiled hearth. Double glazed window. Radiator. TV point. Polished wooden floor. Coving to ceiling.



### DINING ROOM

11'9" x 10'1" (3.58 x 3.07)

Double glazed window. Coving to ceiling. Laminated flooring. Radiator. Understairs storage cupboard. Door to



### **FITTED KITCHEN**

10'9" x 7'2" (3.28 x 2.18)

Fitted with an attractive range of modern units and wood effect work surfaces.

Stainless steel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Full-height storage cupboard housing wall mounted gas fired central heating boiler. Spaces for washing machine and dishwasher. Space for cooker. Ceramic tiled splashbacks to work surfaces. Space for upright fridge/freezer. Double glazed windows to the side and rear aspects which includes a double glazed door to the rear garden. Coving to ceiling.



### **FIRST FLOOR LANDING**

Radiator. Hatch with retractable ladder to part boarded loft space.

### **BEDROOM ONE**

12'2" x 11'10" (3.71 x 3.61)

Radiator. Double glazed window. Coving to panelled ceiling. Fitted hanging rails and shelving.



### **BEDROOM TWO**

10'8" x 7'3" (3.25 x 2.21)

Radiator. Double glazed window. Coving to panelled ceiling. Fitted hanging rails and shelving. Laminated flooring.



### **BEDROOM THREE**

8'9" x 6'5" (2.67 x 1.96)

Radiator. Double glazed window. Coving to panelled ceiling. Fitted hanging rails and shelving. Laminated flooring.

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**MODERN BATHROOM**

8'7" x 6'4" (2.62m x 1.93m)

Fitted with a modern white suite.

Panel bath with glazed shower screen, tiled splash surround, mixer tap and shower attachment. Low level WC. Pedestal wash basin. Extractor fan. Radiator.



**REAR GARDEN**

Approximately 70' in length.

Two patio areas. Two wooden garden sheds. Outside light and tap. Lawn area with well stocked flower beds and borders. Various seating areas. Gated side pedestrian access.



## REAR VIEW OF PROPERTY



## FRONT GARDEN

Outside light. Flower bed with various shrubs.  
Hardstanding for one car.

## RELOCATION AGENT NETWORK

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Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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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.

