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Independent Estate Agents and Valuers



2, Shangani Road, Bishop's Stortford, Hertfordshire, CM23 3JP

Guide price £345,000

OPEN HOUSE ON SATURDAY 1ST OCTOBER. PLEASE PHONE FOR AN APPOINTMENT.

A very well maintained and extended three bedroom 1930's built semi detached house which has gas central heating and double glazing.

The tastefully decorated accommodation comprises: Lounge, dining room, extended kitchen, modern ground floor bathroom, master bedroom with en-suite shower room plus two other good sized bedrooms.

The well tended rear garden is approximately 45' in length and there is a block-paved driveway in the front garden with 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 Pending.

Front Door to

Entrance Area

Stairs to the first floor. Wood effect laminate flooring. Open to dining room and door to

Lounge

12' x 11'10" (3.66m x 3.61m)

Radiator. Coving to ceiling. Double glazed window to the front aspect. Wall light point. Two ceiling mounted spotlights. TV and telephone points. Red brick chimney breast and hearth.



Dining Room

11'9" x 10'2" (3.58m x 3.10m)

Wood effect laminate flooring. Double glazed window to the side aspect. Radiator. Understairs storage cupboard with light connected. Arch to



Kitchen

11'7" x 10'7" (3.53m x 3.23m)

Fitted with a range of classic pine fronted units with granite effect work surfaces.

White enamel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Space and plumbing for dishwasher and washing machine. Space for upright fridge/freezer plus recess for fridge. Space for cooker. Five single eye level wall cupboards plus three glass fronted display cabinets. Cooker hood in an ornate canopy. Nine inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Wood effect laminate flooring. Double glazed window to the side aspect. Stable style door to the rear garden. Door to



Bathroom

6'3" x 6'1" (1.91m x 1.85m)

Fitted with a modern white suite and colourful ceramic tiling. Pedestal wash basin with tiled splashback. Low level WC. Panel bath with tiled splash surround, hand shower unit and shower rail/curtain. Double glazed window to the rear aspect. Chrome heated towel rail. Three inset ceiling lights. Polished wooden floor.



First Floor Landing

Hatch to loft space. Radiator.

Bedroom One

11'10" x 9' plus door recess (3.61m x 2.74m plus door recess)
Radiator. Double glazed window to the front aspect. Two wall light points. Door to



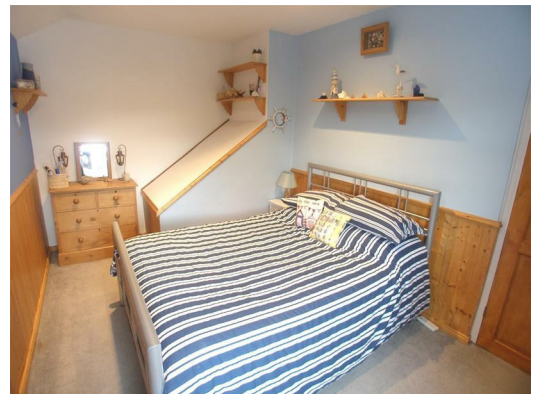
En-Suite Shower Room

8'7" x 2'5" (2.62m x 0.74m)
Fitted with a modern white suite and white ceramic tiled walls. Pedestal wash basin. Low level WC. Fully tiled shower cubicle with Mira electric shower unit. Ceramic tiled floor. Chrome heated towel rail. Extractor fan. Two inset ceiling lights.



Bedroom Two

13'1" max x 8'8" (3.99m max x 2.64m)
Double glazed window to the rear aspect. Radiator. Three inset ceiling lights.



Bedroom Three

10'6" x 7'3" (3.20m x 2.21m)
Double glazed window to the rear aspect. Radiator. Coving to ceiling. Three built-in storage cupboards one of which houses a Vaillant gas fired combination boiler for central heating and hot water.



Rear Garden

Approximately 45' in length and enclosed by 6' fencing on all three aspects. Paved patio area. Lawn area with stepping stone pathway. Flower beds and borders. Gated side pedestrian access to the front garden. Outside light, power point and water tap. Second paved patio area and wooden garden shed to the rear of the plot



Front Garden

Raised flower bed set in a dwarf brick wall. Block-paved driveway provides parking for one car.

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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.

