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Established 1986

Independent Estate Agents and Valuers



59 Piggotts Way, Bishop's Stortford, Hertfordshire, CM23 3QZ

£239,995

A well maintained three bedroom mid terraced house which has gas central heating and replacement double glazing.

The accommodation comprises: Entrance hall, dual aspect lounge/dining room, modern fitted kitchen/breakfast room with built-in oven, hob and extractor hood, utility room, three well proportioned bedrooms and bathroom with a modern white suite.

Outside, there is a neatly laid out 75' rear garden with decked patio and lawn area. The front garden has been block paved to provide off-road parking for 2 cars.

The property is conveniently located for access to the town centre and is within walking distance of the mainline railway station. There is a range of useful local shops at nearby Havers Parade and there are several primary schools within a short walk. EPC Band E.

Front door to

Entrance Hall

Radiator. Stairs to the first floor . Door to

Lounge/dining Room

17'10" x 11'5" (5.44m x 3.48m)

Double glazed windows to the front and rear aspects. Radiator. TV and telephone points. Coving to ceiling. Fireplace with fitted gas fire. Door to kitchen/breakfast room.



Kitchen/breakfast Room

11' x 9'7" (3.35m x 2.92m)

Fitted with a range of modern wood faced units and granite effect work surfaces which incorporate: Stainless steel built-in oven, gas hob and stainless steel chimney style extractor hood. Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards below. Fitted breakfast bar. Radiator. Five single eye level wall cupboards with lighting. Plumbing for washing machine. Ceramic tiled floor. Ceramic tiled splashbacks to work surfaces. Double glazed window and door to the rear garden. Shelved cupboard housing wall mounted gas fired central heating boiler. Arch to utility room.



Utility Room

6'6" x 6'1" (1.98m x 1.85m)

Radiator. Space for upright fridge/freezer. Understairs cupboard. Cupboard housing gas meter and fuse box. Double glazed window and door to the front.

First Floor Landing

Built-in airing cupboard housing Megaflo hot water cylinder. Hatch to loft space.

Bedroom One

11'7" x 10'5" plus recess (3.53m x 3.18m plus recess)

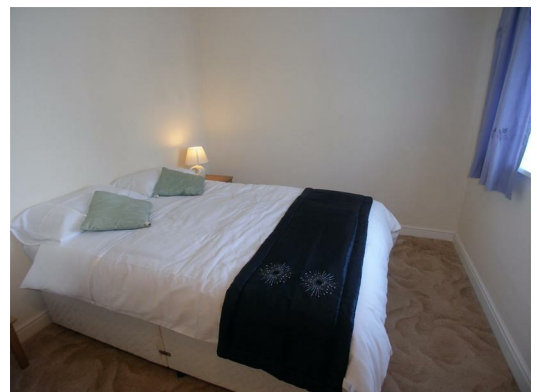
Radiator. Double glazed window. Built-in wardrobe cupboard.



Bedroom Two

13'9" x 9' (4.19m x 2.74m)

Radiator. Double glazed window.



Bedroom Three

10'9" x 6'6" (3.28m x 1.98m)
Radiator. Double glazed window.



Bathroom

7'6" x 5'9" (2.29m x 1.75m)
Fitted with a modern white suite and fully tiled walls.
Pedestal wash basin. Low level WC. Panel bath with mixer tap, shower unit, shower rail and curtain. Two double glazed windows. Heated towel rail.



Rear garden

A good sized and well maintained rear garden which is approximately 75' in length.
Full-width decked patio area. Lawn with gravel areas to both sides which have stepping stone pathways. Outside tap. Wooden garden shed. Two raised flower beds. Fencing on all three aspects.



Front garden

The front garden has been block paved to provide off-road parking for two cars.

FINANCIAL SERVICES

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

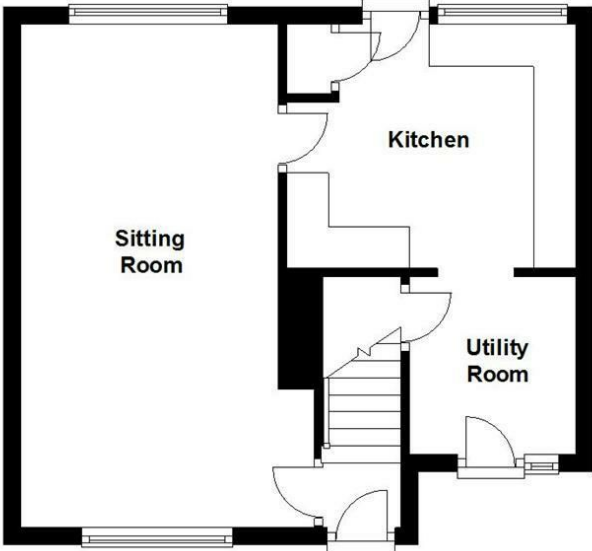
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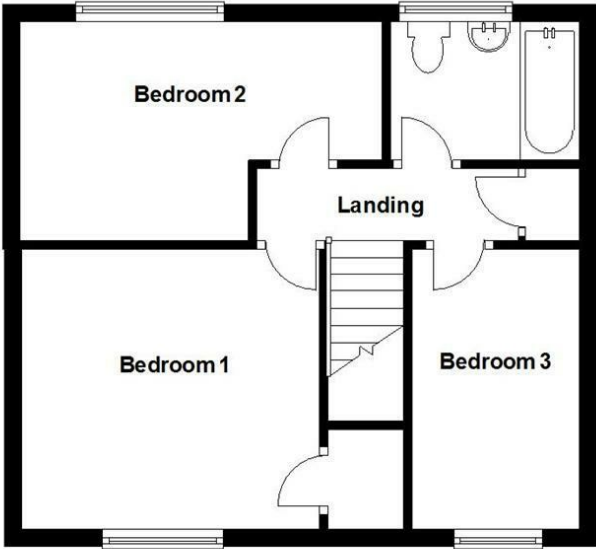
Disclaimer

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 825 sqft
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE