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Established 1986

Independent Estate Agents and Valuers



165 Northolt Avenue, Bishop's Stortford, Hertfordshire, CM23 5DT

Guide price £255,000

OPEN HOUSE SATURDAY 30TH MAY 2015. STRICTLY BY APPOINTMENT. A well maintained three bedroom terraced house which has gas central heating and replacement double glazing.

The accommodation comprises: Entrance porch, entrance hall, downstairs cloakroom, large lounge/dining room, rear porch, modern fitted kitchen, three well proportioned bedrooms and a bathroom with a modern white suite.

Outside, there is an unoverlooked 30' rear garden, an open aspect front garden and a parking area which provides off-road parking for residents.

N.B. Plans have been drawn up for a potential loft conversion. Details are available at our offices.

The property is located on the north-eastern side of town not far from several well regarded schools and a useful collection of shops at Snowley Parade. The town centre and mainline railway station are just over a mile away. Birchanger Woods with attractive woodland walkways is approximately 50 yards away as is a children's play area..

Junction eight of the M11 motorway is within easy driving distance.

EPC Band D.

Front door to

Entrance Porch

Cloaks hanging area. Two inset ceiling lights. Wall mounted gas fired central heating boiler. Space and plumbing for washing machine. Door to

Entrance Hall

Stairs to the first floor. Telephone point. Radiator. Built-in cupboard. Understairs recess. Laminated flooring. Doors to kitchen, lounge/dining room and

Downstairs Cloakroom

Fitted with a white suite.

Wash basin with tiled splashback. WC. Radiator.

Fitted Kitchen

11' 9" x 10'2" max (3.35m 2.74m x 3.10m max)

Well fitted with a range of Shaker style units and wood effect work surfaces.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Eleven single eye level wall cupboards. Space and plumbing for dishwasher. Space for upright fridge/freezer and adjacent space for a further fridge. Space for a range style cooker with stainless steel chimney style extractor hood above. Serving hatch to lounge/dining room. Double glazed window.



Lounge/Dining Room

18'9" x 16' (5.72m x 4.88m)

Coving to ceiling. Two wall light points. TV point. Two radiators. Two sets of double glazed sliding patio doors. One of these lead to the rear garden and the other leads to a rear porch which in turn has a door to the rear garden.



First Floor Landing

Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder. Built-in shelved linen cupboard.

Bedroom One

15'7" x 9'5" (4.75m x 2.87m)

Radiator. Double glazed window. Polished wooden floor. Double built-in wardrobe cupboard.



Bedroom Two

15'2" x 9'4" (4.62m x 2.84m)

Radiator. Double glazed window.



Bedroom Three

12'6" x 6'5" (3.81m x 1.96m)

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



Bathroom

6'6" x 5'7" (1.98m x 1.70m)

Fitted with a modern white suite and fully tiled walls. Panel bath with shower rail and curtain, fully tiled splash surround and Triton electric shower unit. Low level WC. Pedestal wash basin. Double glazed window.



Rear Garden

Approximately 30' in length and unoverlooked to the rear. Enclosed by brick walls and fencing. Paved patio area and pathway. Lawn area. Two wooden garden sheds. Gated rear pedestrian access.



Front Garden

Paved pathway to the front door. Lawn area. Gravel area.

Parking Arrangements

To the front of the property is a parking area which provides off-road parking for residents.

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.

