

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



4 King Street, Bishop's Stortford, Herts, CM23 2NB

Guide price £375,000

OPEN HOUSE SATURDAY 15TH AUGUST - STRICTLY BY APPOINTMENT.
RARELY AVAILABLE - NO UPWARD CHAIN

Attractive 1930's built mid terrace property in the centre of town with easy walking distance of the train station and shops. The property benefits from double glazing and gas central heating with combi boiler.

The Accommodation comprises: Entrance hall, dual aspect lounge/dining Room, fitted kitchen, three bedrooms and white suite bathroom.

There is a private walled rear garden and the front garden provides off road parking for one car. One of the town's most popular roads, being a quiet backwater, within a short walk of the town centre with an extensive choice of restaurants, cafes, bars and pubs. The mainline railway station runs a 45 minute service into London Liverpool Street via the Stansted Express. EPC Band C

Small Covered Porch

Wooden front door with oval leaded light window leads to:

Entrance Hall

15'2" x 6' (4.62m x 1.83m)

Exposed timber floor, radiator, stairs to first floor. Two understairs storage cupboards, one with power connected for a freezer. Doors to kitchen and Sitting Room.

Lounge/Dining Room

23'5" x 10'5" (7.14m x 3.18m)

Spacious well lit room with double glazed windows to the front and rear and door leading to the rear garden. Exposed timber flooring throughout. Two radiators, telephone and television points. Two fireplaces (currently sealed).



Kithcen

7'10" x 6'6" (2.39m x 1.98m)

Cupboard and drawer base units with inset stainless steel single drainer sink unit, mixer tap and tiled splashbacks. Built in oven with gas hob above. Space for fridge, tumble dryer and plumbing for washing machine. Wall mounted Vaillant gas fired boiler. One double and two single eye level wall units, double glazed window and door to rear garden.



First Floor Landing

Hatch to loft space, built in single storage cupboard.

Bedroom One

11'3" x 10'6" (3.43m x 3.20m)

Radiator. Two double glazed windows to the front. Fireplace (currently sealed).



Bedroom Two

11'9" x 10'6" (3.58m x 3.20m)

Radiator, two double glazed windows to the rear.



Bedroom Three

6'8" x 6'7" (2.03m x 2.01m)

Radiator, double glazed window to front.

Bathroom

White suite comprising: Panel bath with grab handles, mixer tap and shower attachment. Tiled surround. Pedestal wash basin with mixer tap. Close couple wc, radiator and double glazed window.



Rear Garden

20' x 17'8" (6.10m x 5.38m)

Small but private walled rear garden. L shaped paved patio and pathway, the remainder being laid to lawn.



Front

Enclosed by hedges to both sides and a dwarf brick wall to the front boundary. Gravel pathway to the front door. Driveway with off road parking for one car.

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.

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

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to

the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

