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Bishop's Stortford  
Herts CM23 2JU

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**19 Bolford Street, Thaxted, Dunmow, Essex, CM6 2PY**

**£310,000**

OPEN HOUSE EVENT ON SATURDAY 22ND AUGUST. STRICTLY BY APPOINTMENT.

A charming period terraced cottage which has been well maintained and has the benefit of gas central heating and double glazing throughout.

The tastefully decorative accommodation has some interesting period features and comprises: Sitting room with exposed timbers and brickwork, dining room with exposed timbers, modern fitted kitchen with integrated appliances, useful utility room, downstairs cloakroom/shower room, large master bedroom with exposed timbers and brickwork, two further bedrooms and a first floor bathroom with a modern white suite.

Immediately to the rear of the house is a very handy covered terrace which leads onto a 70' garden which in turn leads to a large wooden garden shed located to the rear of the plot.

Thaxted is an interesting town with a wealth of historical landmarks. There is a thriving community and some excellent shops, restaurants and pubs. It is located approximately 12.5 miles to the north-east of Bishop's Stortford, 6.5 miles to the north of Great Dunmow, 7.5 miles to the south-west of Saffron Walden and 7 miles to the north-east of Stansted Airport. EPC Band C.

**Front door to**

**Sitting Room**

12'1" x 12'9" (3.68m x 3.89m)

Wooden flooring. Double glazed window to front. Radiator. TV and telephone points. Three wall light points. Exposed timbers to walls and ceiling. Attractive red brick chimney breast and adjacent wooden topped plinths. Open studwork to



**Dining Room**

12'9" x 8'5" (3.89m x 2.57m)

Stairs to first floor. Understairs recess. Fitted shelving. Slate tiled floor. Six inset ceiling lights. Exposed timbers to wall and ceiling.





### **Fitted Kitchen**

12'3" x 6'2" (3.73m x 1.88m)

Fitted with a range of attractive cottage style wood fronted units incorporating stainless steel double oven, ceramic hob, stainless steel chimney style extractor hood and integrated fridge.

Single drainer one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. One double glass fronted cupboard. One single eye level wall cupboard. Radiator. Double glazed window to rear and door to rear garden. Slate tiled floor. Six inset ceiling lights. Door to utility room.



### **Utility Room**

6' x 4'9" (1.83m x 1.45m)

Double glazed window to rear. Ideal wall mounted gas fired boiler. One double eye level wall cupboard. Double full-height storage/broom cupboard. Fitted work surface with space for washing machine and tumble dryer below. Three inset ceiling lights. Slate tiled floor. Door to



### **Cloakroom/Shower Room**

5'8" x 4'9" (1.73m x 1.45m)

Fitted with a modern white suite.

Quadrant shower cubicle with Creda shower unit. Corner wash basin. Low level WC. Four inset ceiling lights. Radiator. Extractor fan. Fully tiled walls and floor.



### **First Floor Landing**

Exposed timbers. Doors to bedrooms and bathroom.

**Bedroom One**

12'6" x 12'9" (3.81m x 3.89m)

Double glazed window to front. Hatch to loft space. Exposed timbers. Radiator. Red brick chimney breast with open fireplace.



**Bedroom Two**

12' x 6'2" plus 5'3" x 5' recess (3.66m x 1.88m plus 1.60m x 1.52m recess)

'L' shaped room. Two double glazed windows to rear. Radiator.



**Bedroom Three**

9' x 6'7" (2.74m x 2.01m)

Velux double glazed skylight window. Fitted shelving. Shelved display niche. Exposed timbers. Radiator.





**Bathroom**

6'10" x 4'11" (2.08m x 1.50m)

Modern white suite. Panel bath with mixer tap and shower attachment Extractor fan. Low level WC. Wash basin with mixer tap. Radiator. Laminated flooring.



**Covered Rear Terrace**

9'1" x 11' (2.77m x 3.35m)

Open to rear and with a glazed roof. Decking. Two wall light points. Outside tap and power point.

**Rear Garden**

Approximately 70' long. Full width slate paved patio area. Wooden garden shed.

Steps lead up to second part of the garden which is laid to lawn with well stocked flower beds. Block-paved pathway leads to the rear of the plot where there is a large wooden garden shed measuring approximately 14' x 10' with light and power laid on. There is a rear pedestrian access with a path that leads into the Bolford Street Hall car park. N.B. This is not an official right of way and permission to use this is at the discretion of the neighbour who owns it.



### **View to the rear of the property**

This piece of land has been bought by a neighbour who wants to prevent it being built on and to preserve the view of the historic windmill which is just out of sight, behind the hedge.



### **Parking Arrangements**

It is possible to park in the road to the front of the property which is on a first come, first served basis. We believe that it is also possible to park in the Bolford Street Hall car park which is only a few yards from the property.

### **Thaxted Parish Church**

Dedicated to St John the Baptist with our Lady and St Laurence. The Church which claims to be one of the largest in the county was built in 1510 and dominates the surrounding area.



### **Windmill**

John Webb's Windmill was built in 1804. It is the last remaining windmill in Thaxted and was fully restored in 1991.



### **The Guildhall**

Probably Thaxted's most iconic building. It is believed to date back to the 15th Century.

The Guildhall continues to represent the civic life of the town, and is in active daily use.



### **FINANCIAL SERVICES**

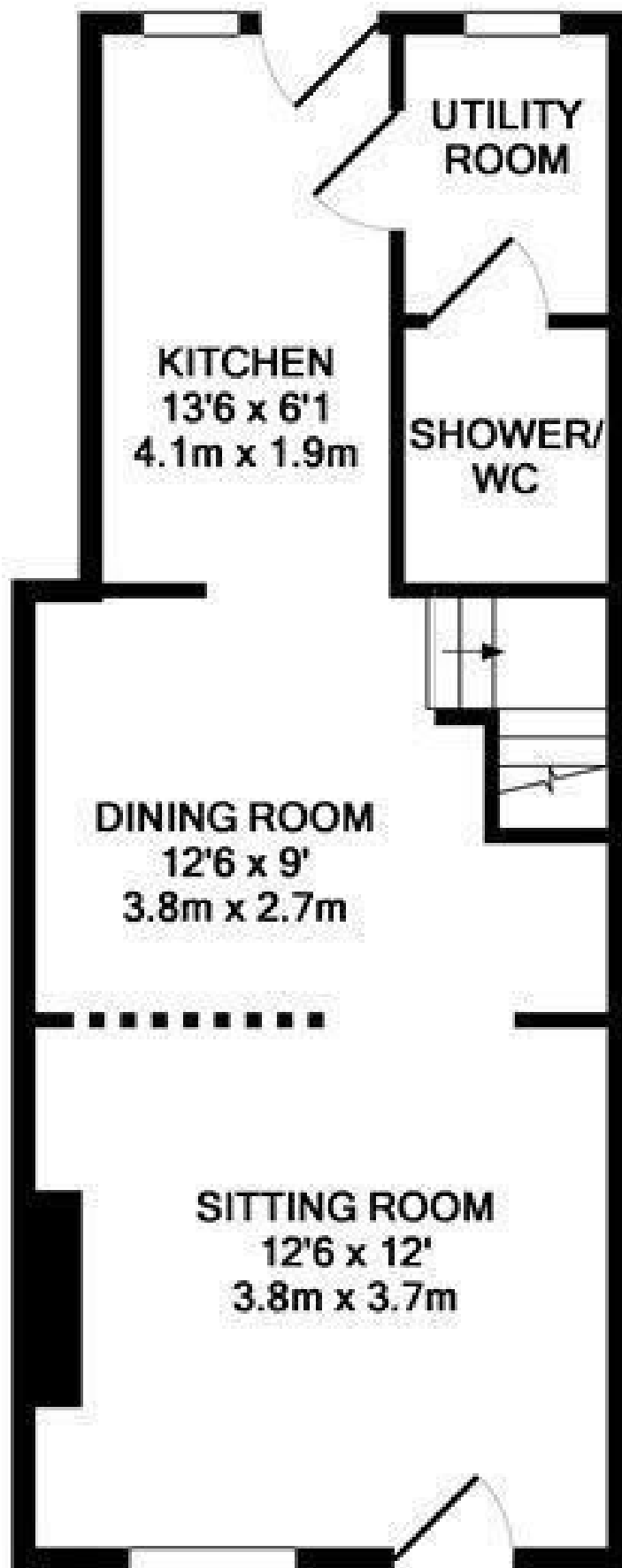
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### **Disclaimer**

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  
APPROX. FLOOR  
AREA 35.4 SQ.M.  
(381 SQ.FT.)