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Independent Estate Agents and Valuers



10, Alconbury, Bishop's Stortford, Hertfordshire, CM23 5DX

Guide price £295,000

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

The accommodation comprises: Entrance hall, lounge, spacious kitchen/dining room with a modern fitted kitchen which incorporates a stainless steel range style cooker, chimney extractor hood and integrated dishwasher, rear lobby with access to the garden and downstairs cloakroom, three well proportioned bedrooms and a bathroom.

The well tended rear garden is approximately 30' in length and a small open aspect front garden.

There is a car park for resident's to the front of the property plus there is on-street parking which is on a first come, first served basis.

The property is within a short walk of two well regarded primary schools, Birchwood Secondary school and some useful shops at nearby Snowley Parade. The town centre and mainline railway station are about one and a half miles away. EPC Pending.

Covered Porch

Integral bin/storage cupboard. Double glazed front door to

Entrance Porch

Door to

Lounge

15'10" x 14'10" max (4.83m x 4.52m max)

Stairs to the first floor. Double glazed window. Built-in cloaks/storage cupboard. TV and telephone points. Two radiators. Coving to ceiling. Door to



Kitchen/Dining Room

17'3" x 12'10" (5.26m x 3.91m)

A spacious room which is divided into two areas as described below.

Dining Area

12'10" x 8'9" (3.91m x 2.67m)

Laminated flooring. Radiator. Coving to ceiling. Large understairs storage cupboard. Built-in wine rack.



Kitchen Area

9'9" x 8'6" (2.97m x 2.59m)

Well fitted with a range of modern wood faced units and granite effect work surfaces which incorporates a CDA stainless steel range style cooker with stainless steel chimney style extractor hood above and a built-in dishwasher.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces including an island divider unit with cupboards and drawers below. Six eye level wall cupboards with lighting below. Space and plumbing for washing machine. Recess for upright fridge/freezer. Cupboard housing wall mounted gas fired combination boiler for central heating and hot water. Coving to ceiling. Double glazed window. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Door to rear lobby.



Rear Lobby

Ceramic tiled floor. Doors to the rear garden and cloakroom.

Downstairs Cloakroom.

White suite.

Wall mounted wash basin. Low level WC. Radiator. Double glazed window.

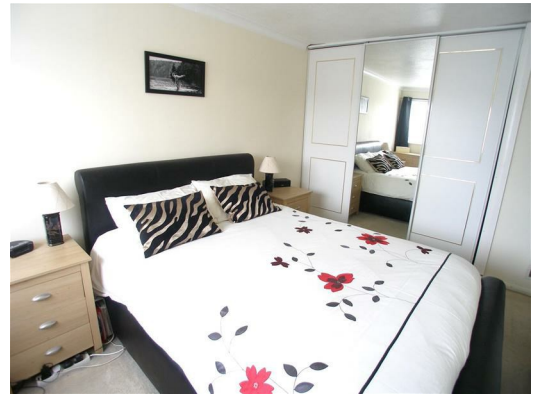
First Floor Landing

Built-in shelved linen cupboard. Overstairs storage cupboard. Hatch to part boarded loft space with light connected.

Bedroom One

15'11" into wardrobes x 8'9" plus door recess (4.85m into wardrobes x 2.67m plus door recess)

Double glazed window. Radiator. Coving to ceiling. Telephone point. Triple fitted wardrobe cupboard with sliding doors.



Bedroom Two

13'9 x 10' (4.19m x 3.05m)

Double glazed window. Radiator. Coving to ceiling.



Bedroom Three

7' x 10' max into door recess (2.13m x 3.05m max into door recess)

Double glazed window. Radiator.



Bathroom

6'4" x 5'7" (1.93m x 1.70m)

White suite.

Panel bath with fully tiled splash surround, shower rail and curtain, mixer tap and shower attachment. Vanity unit wash basin with cupboard below. Low level WC. Fully tiled walls. Double glazed window.



Rear Garden

A well maintained rear garden which is approximately 30' in length.

Paved patio area. Lawn area with well stocked flower and shrub borders. Gated rear pedestrian access.



Front Garden

An open aspect garden with lawn area and paved pathway to the front door.

Parking Arrangements

There is a car park for resident's to the front of the property plus there is on-street parking which is on a first come, first served basis.

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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.

