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Established 1986

Independent Estate Agents and Valuers



6, Legions Way, Bishop's Stortford, Hertfordshire, CM23 2AU

Guide price £325,000

OPEN HOUSE ON SATURDAY 25TH JUNE - STRICTLY BY APPOINTMENT.

An extremely well presented and extended three bedroom terraced house which has gas central heating and replacement double glazing throughout.

The impressive accommodation comprises: Entrance hall, study/TV room, fitted kitchen, large lounge/dining room plus a large family room which has been added to the rear of the house. On the first floor there are three well proportioned bedrooms and a bathroom with a white suite.

The rear garden is 25' in length, neatly tended and has a large storage shed. The front garden has been block-paved to provide off-road parking for at least two cars.

The property is located at the end of a popular residential cul-de-sac which is within walking distance of the mainline railway station. There are two well regarded primary schools, Birchwood Secondary school and a useful parade of shops are also within walking distance. EPC Pending.

Covered Porch

Double glazed front door to

Entrance Hall

Laminated flooring. Telephone point. Radiator. Door to

Study/TV Room

16'1" x 7'3" (4.90m x 2.21m)

Double glazed window. Radiator. TV point.



Lounge/Dining Room

23'3" x 10'2" (7.09m x 3.10m)

Double glazed window. Two radiators. Coving to ceiling. Dado rail. TV point. Arched recess. Door leading to small inner lobby with stairs to the first floor. Door to kitchen and arch to family room.



Fitted Kitchen

10'1" x 8'5" (3.07m x 2.57m)

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Eight single eye level wall cupboards. Spaces for cooker, washing machine and upright fridge/freezer. Cooker extractor hood. Ceramic tiled splashbacks to work surfaces. Understairs storage/larder cupboard.



Family Room

16'8" x 9'10" (5.08m x 3.00m)

Coving to ceiling. Dado rail. Radiator. Wall mounted gas heater. Double glazed window and sliding patio doors to the rear garden.



First Floor Landing

Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

13' x 10'3" into wardrobes (3.96m x 3.12m into wardrobes)
Two double glazed windows. Radiator. Four double fitted wardrobe cupboards.



Bedroom Two

10'4" x 10' (3.15m x 3.05m)
Double glazed window. Radiator. Hatch to part boarded loft space.



Bedroom Three

9'7" max x 7'5" (2.92m max x 2.26m)
Double glazed window. Radiator. Bulkhead storage/wardrobe cupboard.



Bathroom

7'4" x 5'5" (2.24m x 1.65m)
Fitted with a white suite.
Pedestal wash basin. Low level WC. Panel bath with mixer tap, shower attachment and fully tiled splash surround. Radiator. Double glazed window. Half tiled walls. Ceramic tiled floor.



Rear Garden

A very neatly maintained rear garden which is approximately 25' in length.

Enclosed by fencing on all three aspects. Gated rear pedestrian access. Paved pathways and patio area. Lawn area with ornate slate border. Wooden garden shed.



Front Garden

Ornate slate area.

Block-paved driveway provides off-road parking for at least two cars.

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.

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