

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



30, Ashdale, Bishop's Stortford, Herts, CM23 4EA

Guide price £300,000

OPEN HOUSE ON SATURDAY 16TH JULY. PLEASE CALL FOR AN APPOINTMENT.

GAS CENTRAL HEATING, DOUBLE GLAZED CONSERVATORY AND AN INCOME FROM SOLAR PANELS.

An attractive three bedroom terraced house which has a 50' rear garden.

The accommodation does require some updating and comprises: Entrance hall with walk-in cloaks cupboard, fitted kitchen, lounge/dining room, conservatory, three bedrooms and a bathroom with a modern white suite.

The rear garden is over 50' in length and enjoys a sunny southerly aspect as well as a recently installed decked patio area. The front garden has a driveway with parking for one car.

The property is located within a short walk of the Thorley Park Neighbourhood Centre. There you can find a Sainsbury's supermarket, petrol station, public house, post office, other useful shops, Busy Bees Nursery, doctor's and dentist's surgeries. The town centre and mainline railway station are just over a mile away. EPC Band B.

Covered Porch

Outside light. Front door to

Entrance Hall

Stairs to the first floor. Radiator. Understairs storage cupboard. Walk-in cloaks/storage cupboard. Doors to lounge/dining room and

Fitted Kitchen

8'10" x 6'6" (2.69m x 1.98m)

Fitted with beech effect units which incorporate: Stainless steel built-in oven, electric hob and cooker extractor hood. Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. Two double and two single eye level wall cupboards. Spaces for upright fridge/freezer and washing machine. Ceramic tiled splashbacks to work surfaces.



Lounge/Dining Room

15'10" x 13'1" (4.83m x 3.99m)

Coving to ceiling. Laminated flooring. Two radiators. TV and telephone points. Understairs storage cupboard.



Conservatory

10'9" x 7'8" (3.28m x 2.34m)

Double glazed windows on three aspects including French doors to the rear garden. Polycarbonate vaulted roof with fan/light unit. Laminated flooring.



First Floor Landing

Hatch to loft space. Built-in linen/storage cupboard. Overstairs storage cupboard.

Bedroom One

10' x 8'9" plus recess (3.05m x 2.67m plus recess)
Laminated flooring. Radiator. Secondary double glazed window.
Built-in wardrobe cupboard which houses the gas fired combination boiler.



Bedroom Two

9'9" x 7'2" (2.97m x 2.18m)
Radiator. Secondary double glazed window.



Bedroom Three

9'5" max x 5'11" (2.87m max x 1.80m)
Radiator. Laminated flooring.



Bathroom

6'5" x 5'6" (1.96m x 1.68m)
Fitted with a white suite.
Pedestal wash basin. Low level WC. Panel bath with glazed shower screen, shower unit and tiled splash surround. Half tiled walls. Extractor fan. Radiator. Tiled vanity shelf.



Rear Garden

The rear garden enjoys a sunny southerly aspect and is just over 50' in length.

Recently built decked patio area immediately to the rear of the conservatory. Two ornate slate areas. Lawn area with various shrubs to the borders. Flower bed. Wooden garden shed. Gated rear pedestrian access.



Front Garden

An open aspect garden with lawn area, flower bed and two dwarf conifers. Hardstanding provides off-road parking for one car.

Solar panels

The property has the benefit of solar panels which are mounted on the roof to the rear of the property. They help to reduce the property's electricity outlay and also provide an income to the owner. Further details about this can be obtained from our offices, upon request.

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.

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.

