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Independent Estate Agents and Valuers



**35, Elm Grove, Bishop's Stortford, Hertfordshire, CM23 5JB**

**Guide price £359,950**

A Victorian terraced house, well located for the train station, schools and shopping facilities.

The accommodation consists of a living room with fireplace, separate dining room, kitchen with utility lobby, ground floor bathroom and 3 first floor bedrooms. There is a pleasant westerly facing 35ft rear garden with an area ideal as a parking space accessed via a rear service road.

The property has gas central heating, double glazing and new wiring, with other finishing works in the process of being completed. Viewing is strongly advised. EPC pending.

### Living Room

11'02" x 10'05" (3.40m x 3.18m)

Featuring an attractive brick chimney breast with fireplace, exposed floorboards, radiator and double glazed window.



### Dining Room

11'02" x 11' to staircase (3.40m x 3.35m to staircase)

Exposed floorboards, under-stairs cupboard, radiator, 'stable' style door to garden, staircase to first floor with adjacent 'stained glass' window.



### Kitchen

8'03" x 7'01" (2.51m x 2.16m)

'Diplomat' cooking range and cooker hood above, 'Butler' style sink, rolled edge work-surfaces, tiled splash backs, plumbing for slimline dishwasher, tiled floor.



### Utility Lobby

5'10" x 3'05" to store cupboards (1.78m x 1.04m to store cupboards)

Wall mounted boiler, plumbing for washing machine, fitted cupboard, tiled floor.

### Bathroom

7'08" x 6'11" (2.34m x 2.11m)

Suite comprising hand wash basin set into store cupboard, panelled bath with mixer tap shower, low flush w.c., part tiled walls, tiled floor, 2 x opaque double glazed windows.



### **Double Bedroom to Front**

11'02" x 8'05" (3.40m x 2.57m)

Exposed floorboards, radiator, double glazed window to front.



### **Double Bedroom to Middle**

11'02" x 11' (3.40m x 3.35m)

Exposed floor boards, built-in cupboard, loft access, double glazed window to rear.



### **Double Bedroom to Rear**

12'03" x 7'03" (3.73m x 2.21m)

Accessed from middle bedroom, exposed floorboards, double glazed window to rear.

### **Front Garden**

Small area with shrubs.

### **Rear Garden**

approximately 35' long (approximately 10.67m long)

A low maintenance garden of mainly paving, raised flower and shrub border to one side, rear access



### **Parking**

A service road leads behind the houses and a hard-standing area has been partially set aside for parking at the rear of this house, this area could be expanded if required. On street parking is also available with residents parking permits.

### **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

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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.

