



55 Ashdale, Bishop's Stortford, CM23 4EA

£280,000 Freehold

Conveniently located in a cul-de-sac position, just a short walk from the Sainsbury's supermarket within the popular Thorley Park development, an excellent one bedroom CHAIN FREE Freehold end of terrace house with features including: entrance lobby, open-plan living room / kitchen, first floor double bedroom, modern fitted bathroom and a useful carpeted attic space. There is uPVC double glazing, gas heating to radiators, a good size enclosed garden and allocated parking for one car, plus additional visitor parking bays.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

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**Oliver
Minton**
Village & Rural Homes

Council Tax Band: B

Entrance Lobby

uPVC double glazed window to front. Shelved recess. Open-plan to:

Open-Plan Living Room / Kitchen - 5.61m x 3.66m (18'5" x 12'0")

Lounge Area - 3.66m x 3.15m (12'0" x 10'4") to breakfast bar

uPVC double glazed window to front. Staircase to first floor. Radiator.

Kitchen Area

Door to walk-in storage cupboard. Understairs storage area. Good range of modern fitted wall, base and drawer units. Work surfaces and matching breakfast bar. Recess and plumbing for washing machine. Built-in electric induction hob with oven below and extractor hood above. uPVC double glazed window to side.

First Floor Landing

Door to Bedroom and Bathroom.

Double Bedroom - 3.68m x 3.4m (12'1" x 11'2") into wardrobe > 9'2"

Two uPVC double glazed windows to front overlooking garden. Radiator. Mirror-fronted sliding doors to recessed wardrobes.

Bathroom - 2.13m x 1.78m (7'0" x 5'10")

Modern white suite comprising bath with shower attachment and glazed shower screen, WC and pedestal hand basin. uPVC double glazed window. Shaver socket. Heated towel rail.

Second Floor Carpeted Attic Space - 2.54m x 2.54m (8'4" x 8'4") usable area

A useful carpeted storage area with stairs from first floor landing. Two double glazed skylight windows. Door to cupboard housing wall-mounted 'Vaillant' combination gas fired boiler. Eaves storage cupboard.

Outside

Garden

Large paved patio area and area of artificial lawn. Enclosed by panelled fencing. Access gate. Door to recessed bin store.

Allocated Parking Space

There is an allocated parking space adjacent to the property and further visitor parking bays.

Agent's Notes

Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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<https://www.oliverminton.com/>

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