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FOR SALE
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THE GARDEN
1892

3 Thornfield Road, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £479,995

A charming, 3 bedroom, Victorian semi-detached house, situated on one of the most sought after roads in the NW part of town. The accommodation is arranged over three floors and in need of some renovation, comprising of a living room, dining room and kitchen on the ground floor, 2 bedrooms and a bathroom on the first floor and a further bedroom with shower room on the top floor. To the rear is a large garden, approximately 100 ft. in length, an external w.c. and a driveway to the front, all within easy walking distance of several of the town's most popular primary and secondary schools, the town centre and the mainline train station.

To the side is the entrance door into:

Entrance Hallway:

Exposed floorboards, stairs to first floor, ceiling light point and door into:

Living Room - 12'2 x 12' (3.72m x 3.66m)

Exposed floorboards, bay window to front, cast iron fireplace, radiator, ceiling light point.

Dining Room - 12'2 x 9'11 (3.72m x 3.01m)

Exposed floorboards, sash window to rear, cast iron fireplace, under stairs cupboard, radiator, ceiling light point and door into:



Outside:

To the rear is a large garden, approximately 100 ft. in length. Patio space of the back of the house, door into outside cloakroom with low level w.c., wash basin, opaque window to rear and ceiling light point. The top half is a laid to lawn area, including a timber garden shed. Gated side access to the front.

Private gravel driveway to the front.



FULL ADDRESS

3 Thornfield Road, Bishops Stortford, Herts, CM23 2RB

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts Council Offices, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Instruction by

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.



Kitchen - 17'11 x 6'9 (5.35m x 2.06m)

Tiled flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in oven with 4 ring gas hob and extraction over, space for kitchen appliances. Windows to side and rear, part glazed door to rear garden and two ceiling light points.



First floor split landing: carpeted, cloak cupboard, two ceiling light points. Stairs to top floor and doors into:

Bedroom 1 - 12'2 x 8'10 (3.72m x 2.69m)

Carpeted, sash window to front, radiator and ceiling light point.

Bedroom 2 - 10 x 7'11 (3.06m x 2.41m)

Carpeted, sash window to rear, radiator and ceiling light point.

Family Bathroom:

Vinyl flooring, panel bath with electric shower, low level w.c. and pedestal wash hand basin. Window to rear, airing cupboard, radiator and ceiling light point.

Bedroom 3 - 21'2 x 10'10 (6.44m x 3.29m)

Carpeted, two Velux windows, storage to the eaves and three ceiling light points. Door into:

Shower Room:

Vinyl flooring, shower cubicle, low level w.c., wash hand basin with units below, spotlights.

