



PESTELL & Co  
ESTABLISHED 1991



57 Rye Street, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £285,000

*A two bedroom Victorian terrace cottage ideally located a short walk from the town centre and train station. The property consists of an entrance porch, living room, kitchen, lean to utility room and ground floor bathroom, whilst upstairs are the two bedrooms. Externally there is a rear garden and residents permit parking to the front.*

**ENTRANCE PORCH:**

Brick based, windows to both side and ceiling light point. Glazed door to:

**LIVING ROOM - 11'2 x 10'2 (3.40m x 3.10m)**

Carpeted, window to front, brick fireplace, radiator and ceiling light point. Door into:

**KITCHEN - 8'10 x 8'5 (2.69m x 2.57m)**

Vinyl flooring, a range of eye and base level units with tiled work surface and double sink units.. Space for appliances, window to rear, radiator, under stairs cupboard and spotlights. Carpeted stairs to first floor.

Lobby - vinyl flooring, cupboard housing the boiler, ceiling light point. Door into

**BATHROOM:**

Vinyl flooring, panel bath with overhead shower, pedestal wash hand basin, low level w.c. Opaque window to rear, tiled surround, extraction fan and ceiling light point.



**LEAN TO UTILITY ROOM:**

Space to appliances, double doors to rear garden, ceiling light point.

**Landing space** - carpeted, loft access, spotlight. Doors to:

**BEDROOM 1 - 10'11 x 10' (3.33m x 3.05m)**

Carpeted, window to front radiator and ceiling light point.

**BEDROOM 2 - 8'6 x 8'5 (2.59m x 2.57m)**

Carpeted, window to rear, over stairs cupboard, radiator and ceiling light point.

**OUTSIDE** - A rear garden with a patio across the back of the property. The remainder is laid to lawn with storage room.

Residents permit parking.



FULL ADDRESS

57 Rye Street, Bishops Stortford, Herts, CM22 2HA

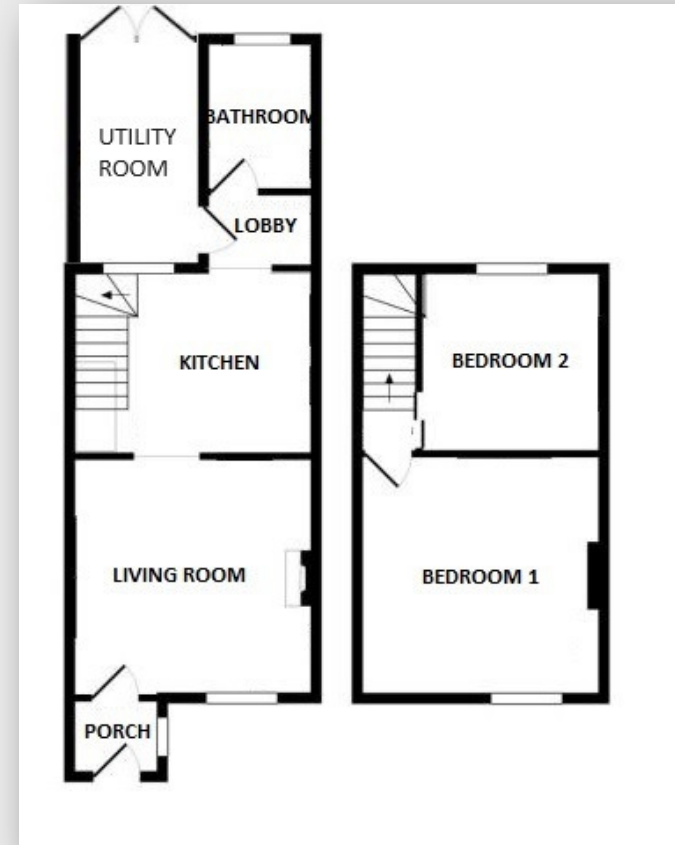
LOCAL AUTHORITY

East Herts Council, Library, 6 The Causeway, Bishop's Stortford CM23 2E

COUNCIL TAX BAND

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

**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.