



PESTELL & Co
ESTABLISHED 1991

20 Cherry Gardens, Bishops Stortford, Herts.

GUIDE PRICE - £

A fantastically presented two bedroom end of terrace property, which has been renovated throughout by the current owners. The accommodation consists of an open plan living and dining room, modern kitchen and luxury ground floor bath/shower room, on the first floor are the two double bedrooms. Externally is an ample rear garden with private parking space to the rear and permit parking to the front. Located within walking distance of the town and train station.

Feature front door into:

LIVING/DINING ROOM - 20'3 x 11'10 (6.48m x 3.61m)

Amtico flooring, window to front, wall mounted electric fire, radiator, under stairs cupboard and inset down lighters. Carpeted stairs to first floor and doorway into:

Passageway with Amtico flooring, opaque window to side, radiator, ceiling light point.

KITCHEN - 11'10 x 9' (3.61m x 2.74m)

Amtico flooring, a range of eye and base level units with complementary work surface and inset sink. Built in oven, 4 ring gas hob and extraction over, integrated dishwasher, wine cooler, space for washing machine and fridge/freezer. Door and window to rear, radiator, concealed 'Combi' boiler and inset down lighters.



BATH/SHOWER ROOM :

Fully tiled, panel bath with shower attachment, sperate shower cubicle, wash hand basin with unit below, low level w.c., radiator, extraction fan and inset down lighters.

Landing space - carpeted, ceiling light point and doors to:

BEDROOM 1 - 9'11 to front of wardrobes x 9'3 (3.02m x 2.82m)

Carpeted, window to front, a bank of built in wardrobes, radiator and ceiling light point.

BEDROOM 2 - 9'8 x 8'9 (2.95m x 2.68m)

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

OUTSIDE - To the rear, patio space, leading onto a low maintenance lawn area. Pathway leads to the top of the garden and a timber shed. Rear gate leads to a private parking space. Outside tap, power and light. Side access. Residents permit parking to the front.



FULL ADDRESS

20 Cherry Gardens, Bishops Stortford, Herts, CM22 2AJ.

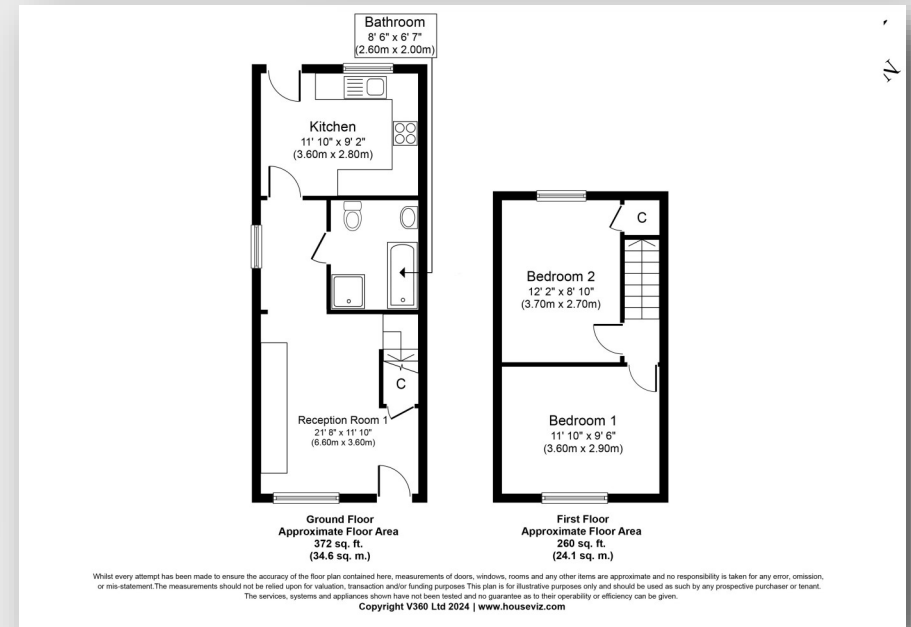
LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 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.