



PESTELL & Co

ESTABLISHED 1991

74 Hadham Road, Bishops Stortford, Herts.

GUIDE PRICE - £650,000

A charming period, 3/4 bedroom, end of terrace property, situated in the sought after North West area of town, within walking distance of the town centre, prestigious schooling and mainline train station. The sensitively presented accommodation retains much of its period character and consists of entrance hallway, living room, dining room, kitchen, ground floor shower room and a fully functional basement room. On the first floor are 3 bedrooms and a bathroom. The property is situated on a generous plot, with garden spaces and the added benefit of a triple garage to the rear with parking in front.

Feature front door, with porch over into:

ENTRANCE HALLWAY:

Exposed wooden floor boards, radiator, ceiling light point. Stairs to first floor. Door to:



LIVING ROOM - 12'8 x 11'8 (3.86m x 3.56m)

Exposed wooden floorboards, bay window with shutters to front, feature fireplace with gas fire, built in storage, radiator, wall light and ceiling light point.



Inner hallway, brick flooring, wall light. Door into:

GROUND FLOOR SHOWER ROOM:

Wood effect flooring, shower cubicle, low level w.c., pedestal wash basin radiator, skylight, tiled walls, extraction fan and spotlights.

OUTSIDE:

Situated on a generous plot, with laid to lawn garden spaces. Large brick built storage room with light and power. Pathway around the property, leading to the rear.

TRIPLE GARAGE - 'Up & Over' doors and parking in front.



FULL ADDRESS

74 Hadham Road, Bishops Stortford, Herts, CM23 2QT

SERVICES

Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ.

COUNCIL TAX

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 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.

DINING ROOM - 11'3 x 7'11 (2.43m x 2.41m)

Wood effect laminate flooring, window to side, cast iron fireplace, built in cupboards, radiator and ceiling light point.

KITCHEN/BREAKFAST ROOM - 16'7 x 11'9 max (5.05m x 3.58m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven with 4 ring gas hob and extraction over, space for appliances. Two windows to rear, window and door to side. Concealed 'Combi' boiler, radiator, and spotlights.

BASEMENT STUDY ROOM/BEDROOM - 12'8 x 11'8 (3.86m x 3.56m)

Carpeted, window to side, large brick fireplace, radiator, wall lights.



SPLIT LANDING AREA:

Carpeted, feature window to rear, ceiling light points. Doors to:

BEDROOM 1 - 12'4 x 11'9 (3.76m x 3.58m)

Carpeted, window to front, radiator, two built in double wardrobes, cast iron fireplace and ceiling light point. Door into bathroom.

BEDROOM 2 - 11'2 x 9'7 (3.40m x 2.92m)

Carpeted, window to side, cast iron fireplace, radiator and wall lights.

BEDROOM 3 - 7'11 x 8'7 (2.41m x 2.62m)

Carpeted, window to side, radiator and ceiling light point.

BATHROOM:

Carpeted, panel bath with overhead shower, low level w.c. and pedestal wash hand basin. Opaque window to front, radiator, part tiled surround and spotlights.

