



PESTELL & Co
ESTABLISHED 1991

6 Wharf Road, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £325,000

A wonderfully presented two bedroom terrace, period property. The accommodation consists of an open plan living and dining room, kitchen (white goods to remain), and ground floor bathroom, on the first floor are the two double bedrooms. Externally is a southerly facing courtyard garden and residents permit parking to the front. Ideally, centrally located within a short walk of the town and train station.

Wooden stable front door into:

LIVING/DINING ROOMS - 22'4 x 11'1 (6.81m x 3.37m)

Wood flooring, window to front, radiator, under stairs cupboard, wall lights and inset down lights. Carpeted stairs to first floor and doorway into:

KITCHEN - 11'11 x 5'1 (3.63m x 1.55m)

Tiled flooring, a range of eye and base level units with wooden work surface and inset sink. Washing machine, gas cooker with hob and fridge/freezer (all to remain), part glazed door and window to rear, radiator and inset down lighters:

Inner lobby - wood flooring, spotlight and door into: into:



BATHROOM :

Tiled flooring, inset bath with shower attachments, pedestal wash hand basin, low level w.c. Opaque window to rear, heated towel rail, extraction fan and inset down lights.

Landing space - carpeted, wall light and ceiling light point. Doors to:

BEDROOM 1 - 11'10 x 11'1 (3.61m x 3.37m)

Carpeted, window to front, two sets of built in double wardrobes, radiator and ceiling light point.

BEDROOM 2 - 10'2 x 8'2 (3.09m x 2.50m)

Carpeted, window to rear, built in cupboard with 'Combi' boiler (installed 2021), radiator, loft access and ceiling light point.

OUTSIDE - To the rear, a southerly facing courtyard garden with a timber shed. Gated rear access. Residents permit parking to the front.

Agent Note: New roof was installed 2024.



FULL ADDRESS

6 Wharf Road, Bishops Stortford, Herts, CM23 3HU.

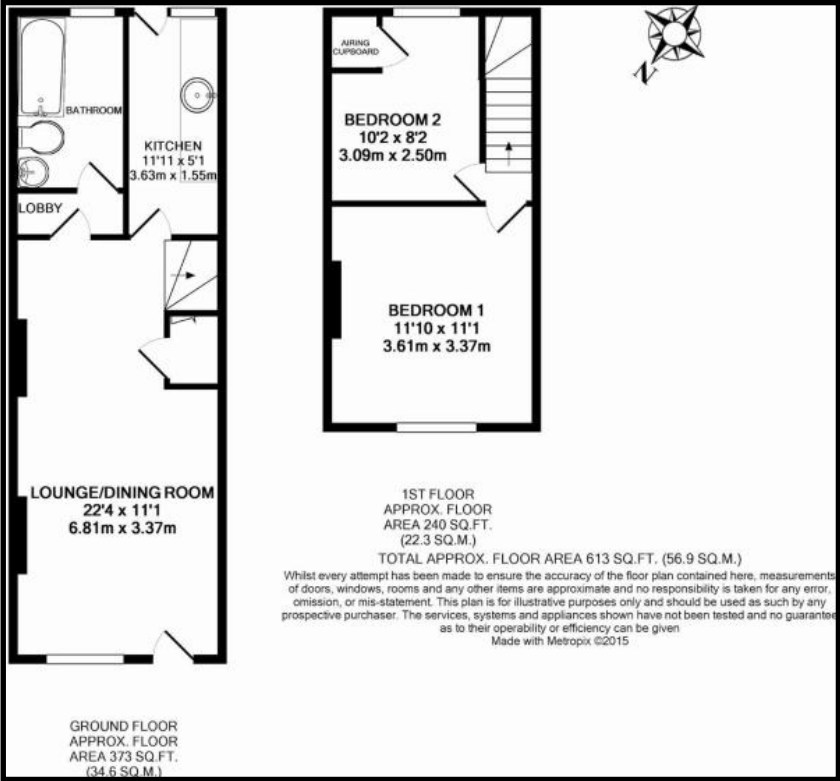
LOCAL AUTHORITY

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		89 B
69-80	C		
55-68	D	67 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.