



PESTELL & Co.
ESTABLISHED 1994

39 Ascot Close, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £415,000

An attractive three double bedroom Regency style house is situated at the end of a quiet cul-de-sac. The accommodation comprises of entrance hallway, open plan living/dining room, kitchen, ground floor w.c., the 3 bedrooms and a family shower room. Externally is a good size rear garden, a single garage and private off road parking in front. Within very close proximity of primary and senior schools and walking distance to town and the train station.

Part glazed front door into:

Entrance Hallway:

Wood effect laminate flooring, part glazed door to rear, radiator, ceiling light point and doorway into:

Ground Floor Cloakroom:

Wood effect laminate flooring, low level w.c., wash hand basin and ceiling light point.

Kitchen - 11'6 x 9'6 (3.50m x 2.89m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in double oven, 4 ring electric hob with extraction over, space for fridge/freezer, washing machine and dishwasher. Bay window to front, radiator and ceiling light point.



Outside:

Externally is a good size rear garden, including hardstanding space across the back of the house and a laid to lawn remainder. To the top of the garden is a storage shed, panel fence surround. Outside tap to front.

GARAGE - Electric roller door, light and power. Driveway in front with EV charger.



FULL ADDRESS

39 Ascot Close, Bishops Stortford, Herts, CM23 5BP

SERVICES

Gas fired central heating, mains electricity, water and drainage

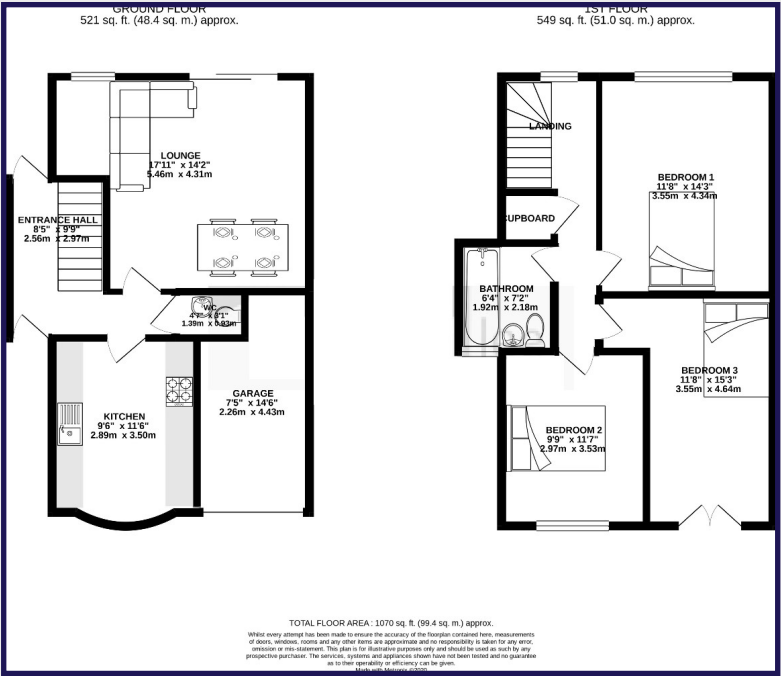
LOCAL AUTHORITY

East Herts Council, Shopmobility, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

AGENT NOTES

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.

Living/Dining Room - 17'11 x 14'2 (5.46m x 4.31m)

Wood effect laminate flooring, sliding doors and window to rear garden, two radiators and wall lights.



First floor landing, carpeted, window to rear, storage cupboard, loft access, ceiling light point. Doors to all rooms:

Bedroom 1 - 14'3 x 11'8 (4.34m x 3.55m)

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



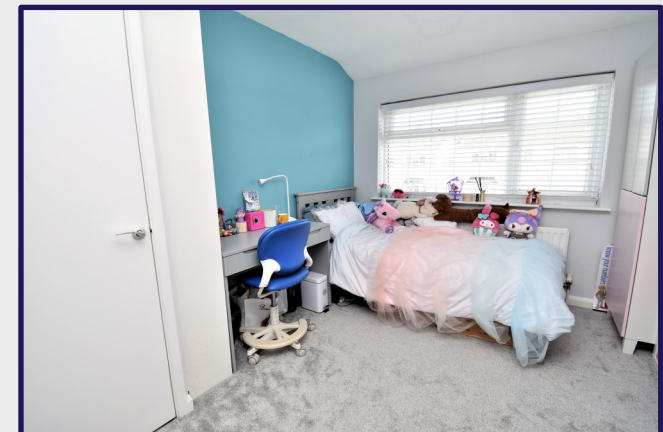
Bedroom 2 - 15'3 x 11'8 (4.64m x 3.65m)

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



Bedroom 3 - 11'7 x 9'9 (3.53m x 2.97m)

Carpeted, window to front, cupboard housing a 'Combi' boiler, radiator and ceiling light point.



Family Shower room:

Tiled flooring, double corner shower, low level w.c., wash hand basin. Opaque window to front, heated towel rail, extraction fan and inset down lighters.