



7 Stort Lodge, Bishops Stortford, Herts

NO ONWARD CHAIN

OFFERS IN EXCESS OF - £539,000

A very appealing four bedroom terrace house conveniently located in a sought after North West corner of town, within walking distance of town amenities, train station, sports clubs and excellent schooling. The accommodation comprises of entrance hallway, two reception rooms, kitchen and ground floor w.c. On the first floor there are four good size bedrooms, en-suite shower room and family bathroom. Externally the property benefits from a deceptively large South facing rear garden, a garage and driveway parking to the front.

Part glazed front door into:

Entrance Hallway:

Vinyl flooring, radiator, ceiling light point and door into:

Ground Floor Cloakroom:

Vinyl flooring, low level w.c., wash hand basin with units below, opaque window to side, radiator and ceiling light point.

Dining Room - 14'8 x 9'7 (4.47m x 2.92m)

Carpeted, window to front, radiator and ceiling light point. Carpeted stairs to first floor with under stairs cupboard. Door into:



Outside:

Externally is a good size, mature South facing rear garden, including shaped patio space across the back of the house and a laid to lawn area. Screened by well stocked beds and hedge rows, outside tap and light.

Garage - 'Up & Over' doors to the front and rear, light and power.

To the front, private driveway for two vehicles.



FULL ADDRESS

7 Stort Lodge, Bishops Stortford, Herts, CM23 2QL

SERVICES

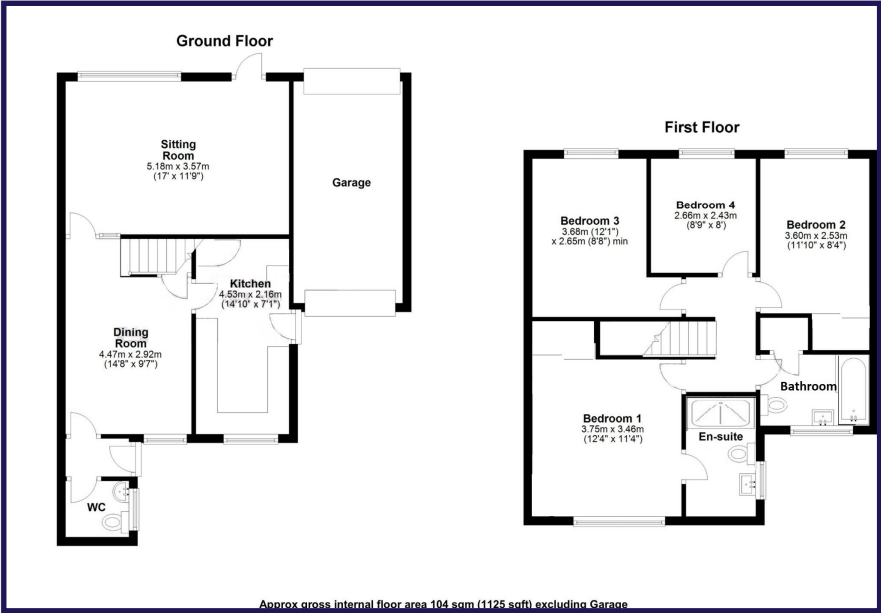
Gas fired central heating, mains electricity, water, drainage

LOCAL AUTHORITY

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

AGENT NOTES

Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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.

Kitchen - 14'11 x 7'1 (4.53m x 2.16m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, four ring gas hob with extraction over, space for fridge/freezer, washing machine and dishwasher. Door to side, window to front, wall mounted boiler, under stairs cupboard and ceiling light point.



Living Room - 17' x 11'9 (5.18m x 3.57m)

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



First floor landing, carpeted, ceiling light point. Doors to all rooms:

Bedroom 1 - 12'4 x 11'4 (3.75m x 3.46m)

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



En-Suite Shower Room:

Vinyl flooring, double shower cubicle, low level w.c., wash hand basin with unit below. Opaque window to side, heated towel rail, tiled walls and ceiling light point.

Bedroom 2 - 11'10 x 8'4 (3.60m x 2.53m)

Carpeted, window to rear, built in double wardrobes, radiator and ceiling light point.



Bedroom 3 - 12'1 x 8'8 (3.68m x 2.65m)

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

Bedroom 4 - 8'9 x 8' (2.66m x 2.43m)

Carpeted, window to rear, radiator, loft access (ladder, light) and ceiling light point.

Family Bathroom:

Vinyl flooring, panel bath with overhead shower, low level w.c., pedestal wash hand basin. Opaque window to front, airing cupboard, heated towel rail and ceiling light point.

