

PESTELL & Co  
ESTABLISHED 1991

27 New Town Road, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £284,995

*A one bedroom end terraced house, ideally located in the centre of town, just a stones throw from Bishop's Stortford main high street as well as the mainline railway station. The accommodation consists of entrance hallway, open plan living space into a kitchen, plus a ground floor w.c. With the double bedroom and bathroom upstairs. The added benefit of off street parking to the front.*

Part glazed front door leading into:

**ENTRANCE HALL:**

Carpeted, radiator and inset down lighters. Door into:

**GROUND FLOOR W.C.**

Vinyl flooring, low level w.c., pedestal hand basin, window to front, radiator, extraction fan and spotlights.



**OPEN PLAN LIVING SPACE:**

**LIVING ROOM - 13'4 x 10'8 max (4.06m x 3.25m)**

Carpeted, window to front, under stairs cupboard, radiator and wall lights. Open into:

**KITCHEN/DINING AREA - 13'9 x 6'5 (4.19m x 1.96m)**

Part carpeted, part vinyl flooring, a range of base and eye level units with complementary work surface and integrated stainless steel sink unit. Built in oven with 4 ring gas hob and extraction over. Integrated washing machine and slimline dishwasher, concealed boiler, two skylight windows and spotlights.



Turning carpeted staircase to the landing, carpeted, lighting and doors to:

**BEDROOM - 16'9 x 9'1 (5.11m x 2.77m) max**

Carpeted, window to front, over stairs cupboards, radiator and two ceiling light points.

**BATHROOM:**

Vinyl flooring, low level w.c., pedestal wash hand basin, panel bath with shower overhead. Window to front, radiator, extraction fan and inset down lighters.

**OUTSIDE** - block paved, off street parking to the front.



**FULL ADDRESS**

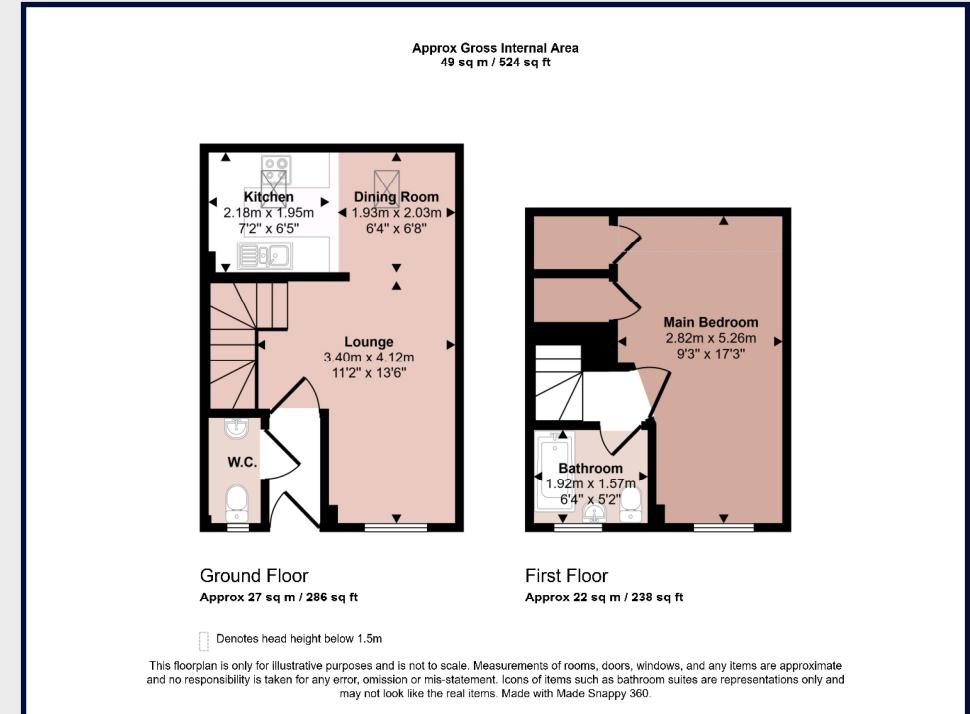
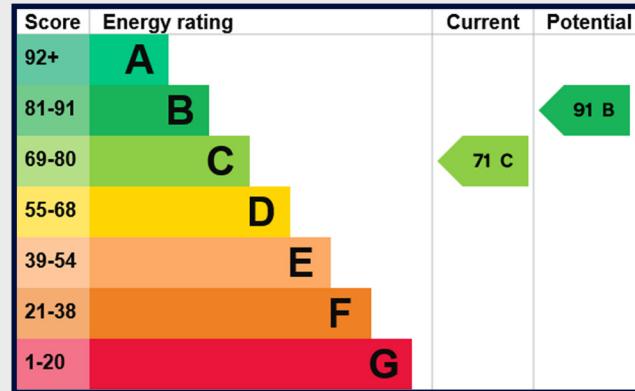
27 New Town Road, Bishops Stortford, Herts, CM23 3SA

**LOCAL AUTHORITY**

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

**COUNCIL TAX BAND**

Band C

**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.