



PESTELL & Co  
ESTABLISHED 1991

44 London Road, Bishops Stortford, Herts.

GUIDE PRICE - £350,000

*A fantastically presented two bedroom Victorian terrace cottage, ideally centrally located a very short walk from the town centre, schooling and train station. Arranged over three floors, the property consists of a living room, dining room and kitchen, on the first floor is a bedroom and luxury bathroom, whilst on the top floor is the remaining bedroom with shower area. The property also offers an attractive, good size rear garden.*

Part glazed front door into:

**LIVING ROOM - 13' x 11'10" (3.96m x 3.61m)**

Wood effect laminate flooring, window to front, fireplace, radiator and inset down lighters. Open into:

**DINING ROOM - 13' x 9'11" (3.96m x 3.02m)**

Wood effect laminate flooring, window to rear, fireplace, storage cupboards, radiator and ceiling light point. Carpeted stairs to first floor and doorway into:

**KITCHEN - 14'8" x 7'1" (4.47m x 2.16m)**

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink and drainer unit. Built in oven, 4 ring electric hob and extraction over, space for washing machine, tumble dryer, dishwasher and fridge/freezer. Door and two windows to side, radiator and two ceiling light points.



**Landing space** - carpeted, ceiling light point, stairs to second floor and doors to:

**BEDROOM 2 - 13' x 11'10 (3.96m x 3.61m)**

Exposed wooden floor boards, window to front, radiator and ceiling light point.

**BATHROOM - 9'11 x 7'2 (3.02m x 2.19m)**

Wood effect vinyl flooring, inset bath with overhead shower and shower attachment, wash hand basin with unit below, low level w.c and bidet. Window to rear, heated towel rail, cupboard, part tiled surround and inset down lighters.

**BEDROOM 1 - 20'3 x 13'1 (6.17m x 3.99m)**

Exposed wooden floorboards, window to rear, storage to the eaves, feature brick wall, radiator and spotlights. Shower cubicle and low level w.c. to one corner, extraction fan, cupboard housing the 'Combi' boiler.

**OUTSIDE** - To the rear, brick hard standing space leading onto a mainly laid to lawn garden. To the top is a timber built shed and covered seating space.



FULL ADDRESS

44 London Road, Bishops Stortford, Herts, CM22 5NF

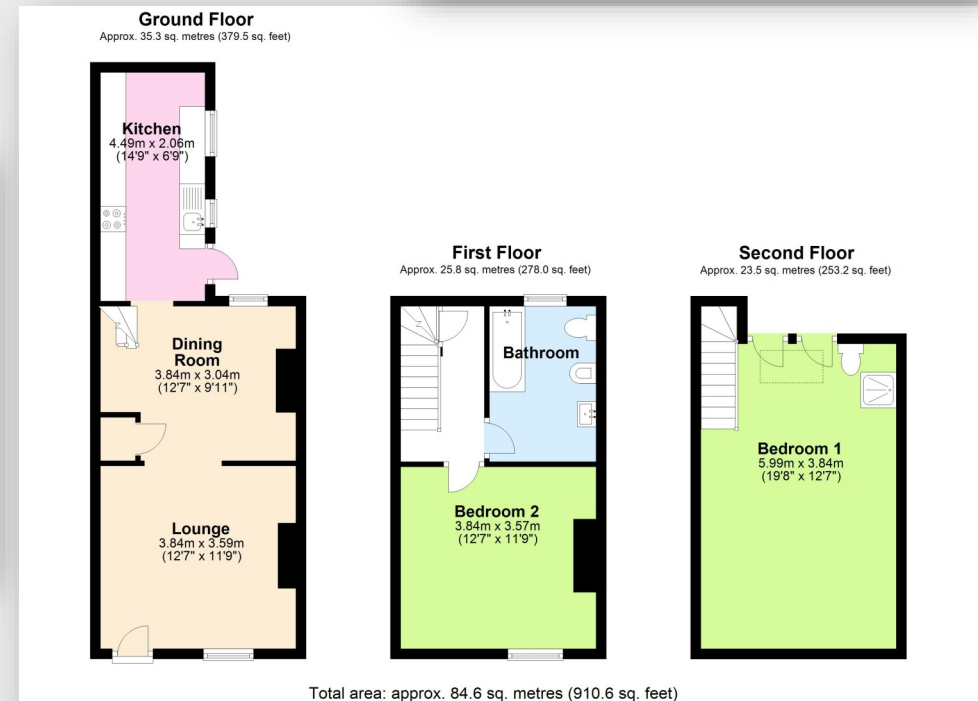
LOCAL AUTHORITY

East Herts Council, Library, 6 The Causeway, Bishop's Stortford CM23 2E

COUNCIL TAX BAND

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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.