



PESTELL & Co
ESTABLISHED 1991

18 Northgate End, Bishops Stortford, Herts.

GUIDE PRICE - £515,000

A beautifully presented and extended three bedroom Victorian house, situated in the much sought after North West area of town. The wonderfully presented accommodation comprises entrance hallway, living room, generous kitchen/dining/family room and a cellar room (with potential for conversion). Upstairs are the three bedrooms and the family bath/shower room with under floor heating. The property benefits further from a private, landscaped rear garden, offers permit parking and is ideally located a very short walk to the town centre, train station and prestigious schooling.

Hardwood front door, leading to:

ENTRANCE HALLWAY:

Oak flooring, radiator, coving to ceiling, inset down lighters. Door to cellar room for storage, stairs to first floor and door into:



LIVING ROOM - 12' x 11'5 (3.66m x 3.48m)

Oak flooring, brick fireplace with units to both sides, double glazed window to front, radiator and inset down lighters.



OUTSIDE:

To the rear is an attractive, landscaped and tiered garden. There is newly installed decking space off the back of the house, steps down to laid to lawn area flanked by well stocked beds and mature trees offering a private feel and leading further onto an additional decked seating space. At the bottom of the garden is a separate area housing a storage shed. Outside lighting and tap. Paved front-age.

Residential permit parking available.



FULL ADDRESS

18 Northgate End, Bishops Stortford, Herts, CM23 2EU.

SERVICES

Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ

AGENT NOTES

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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/DINING/FAMILY ROOM - 18'10 x 10' & 11'6 x 10'5 (5.74m x 3.83m & 3.52m x 3.18m)

Oak flooring, a range of eye and base level units with granite work surface, inset sink and drainer. Central island with granite work surface and units below. Built in oven, 5 ring gas hob and extraction over, integral washing machine and dishwasher, space for fridge/freezer. 'Bi-folding' doors to the rear garden and lantern window, fireplace with log burner and shelving either side, opaque window into hallway, 3 radiators, ceiling light point and inset down lighters.

Cellar Room - 12'6 x 9' (3.82m x 2.74m)

Stairs from the hallway, wall mounted 'Combi' boiler, light and power.



LANDING AREA:

Carpeted, radiator, access to loft (ample storage space,, ladder, boarded, light) inset down lighters and doors leading to:

BEDROOM 1 - 10'5 to front of wardrobes x 10'4 (3.16m x 3.12m)

Carpeted, sash window to rear, a range of built in wardrobes across two walls, radiator and ceiling light point.

**BEDROOM 2 - 10'9 x 10'7 (3.28m x 3.23m)**

Carpeted, double glazed window to front, built in double wardrobes with units, cast iron fireplace, radiator, coving to ceiling and ceiling light point.

**BEDROOM 3 - 10'11 x 6'1 (3.33m x 1.85m)**

Wood effect laminate flooring, window to side, 2 sets of built in double wardrobes and units, radiator, coving to ceiling and ceiling light point.

FAMILY BATH/SHOWER ROOM - 10'3 x 7'10 (3.12m x 2.39m)

Under floor heating, tiled flooring, panel bath, separate shower cubicle, wash hand basin, low level w.c. Feature window to rear, heated towel rail and inset down lighters.

