

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



8, Lindsey Road, Bishop's Stortford, Hertfordshire, CM23 2TA

Guide price £500,000

FANTASTIC OPPORTUNITY TO ACQUIRE A VERY WELL PRESENTED SEMI-DETACHED VICTORIAN HOME IN THE SOUGHT-AFTER NORTH WEST CORNER OF BISHOP'S STORTFORD.

An impressive character home which retains many original features including fireplaces, large sliding sash windows, picture rails and tall ceilings. The property is very well presented throughout and accommodation consists of a sitting room with fireplace, separate dining room, fitted kitchen, two double bedrooms and a large first floor bathroom. Outside there is a spacious South facing rear garden with a large patio and summerhouse with power.

Lindsey Road is one of the most sought-after locations in Bishop's Stortford. All of the town's facilities are within comfortable walking distance and the town's main sporting facilities including Rugby, Cricket, Tennis are within a short walk. There is also easy access to the train station with trains to Liverpool Street (from 39 minutes) and lovely countryside walks on the doorstep. The property is in the catchment for the outstanding Northgate primary school.

EPC Rating is D / Council Tax Band is D (2200.66 - 2024/25)

Entrance Hall

With stairs rising to the first floor.

Sitting Room

11'11" x 11'6" max (3.65m x 3.52m max)

Spacious and bright room with feature cast iron fireplace and open fire, large sliding Sash window to the front, radiator and tall ceiling.



Dining Room

12'9" x 10'11" (3.89m x 3.34m)

Spacious reception room with large sliding Sash window to the rear, radiator, tall ceiling and storage cupboard housing consumer unit for the house and a separate unit for the summerhouse.



Fitted Kitchen

12'4" x 7'11" (3.78m x 2.42m)

With a good range of wall and base units, kick heater, integrated slimline dishwasher, space for tall fridge/freezer, space for gas cooker with extractor over, space for washing machine and tumble dryer, double glazed windows to the side and rear, door to garden.



First Floor Landing

With access to the part boarded loft space and doors to bedrooms and bathroom.

Bedroom 1

12'0" x 11'6" max (3.66m x 3.51m max)

Double bedroom with decorative fireplace, large sliding Sash window to front, radiator and wardrobe cupboard.



Bedroom 2

11'0" max x 9'9" (3.36m max x 2.99m)

Double bedroom with large sliding Sash window to rear, decorative fireplace and radiator.



Luxury Bathroom

12'4" x 7'11" (3.77m x 2.43m)

Large bathroom with freestanding bath, double shower enclosure with wall mounted power shower, 'Lefroy Brooks' basin and WC, heated towel rail, double glazed windows to the side and rear.



Rear Garden

Established and private South facing rear garden with large patio, lawned area with mature tree and shrub borders, summerhouse with power.



Loft

Insulated and part boarded loft space with fitted ladder, combi boiler which is serviced annually and a water softener.

Gated Side Access

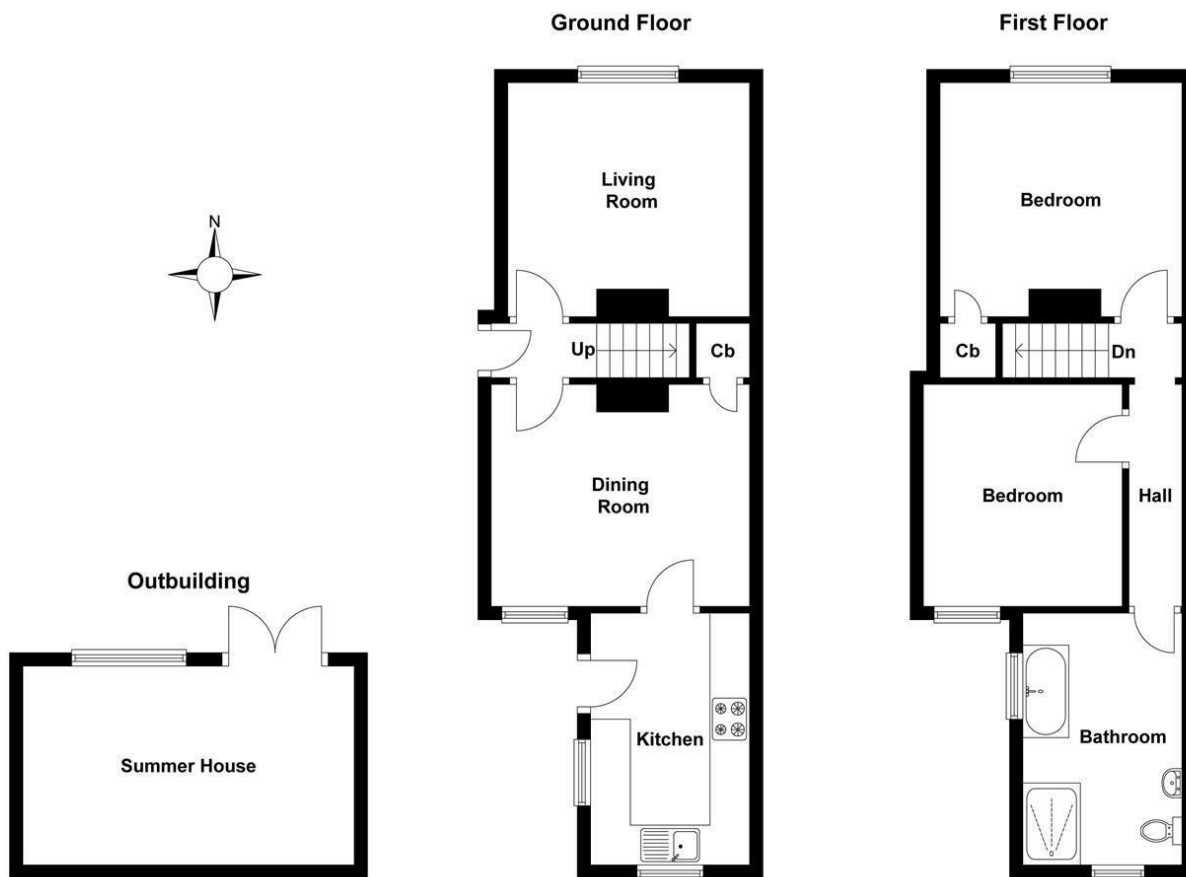
Secure and gated shared side access.

Permit Parking

There is ample residents' permit parking. Permits cost £75 per year for one car and £150 per year for additional cars. Visitor permits are available,

View

Wonderful views of St Michael's Church.



APPROX GROSS INTERNAL FLOOR AREA 78.30 SQM (842.81 SQFT)
(EXCLUDING GARAGE)
OUTBUILDING AREA 15.0 SQM (161.45 SQFT)
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE