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*Established 1986*

*Independent Estate Agents and Valuers*



**69, Appleton Fields, Bishop's Stortford, Herts, CM23 4DR**

**Guide price £299,995**

Being offered with no upward chain.  
NEW PRICE

A well maintained two bedroom terraced house which has gas central heating and double glazing throughout.

The accommodation comprises: Entrance hall, fitted kitchen, spacious lounge/dining room, two well proportioned bedrooms and a bathroom with a modern white suite.

There is a private rear garden which is just under 40' in length and a small front garden. The house overlooks a pretty green to the front and there is an allocated parking space in a resident's parking area close-by.

The property is very close to Richard Whittington Primary School and a short walk to the Thorley Park Neighbourhood Centre which has a Sainsburys supermarket, post office, various useful shops, doctors and dentists surgeries as well as a Busy Bees Day Nursery. The town centre and mainline railway station are just over a mile away. Several other primary schools and Bishop's Stortford High School are also within walking distance.

EPC Pending. Council Tax Band C.

### **Covered porch**

Integral storage cupboard housing gas fired central heating boiler. Front door to:

### **Entrance Hall**

Stairs to the first floor. Radiator. Door to lounge/dining room. Arch to:

### **Fitted Kitchen**

7'3" x 35413'4" (2.222 x 10794)

Fitted with a range of modern gloss white units and granite effect work surfaces with matching upstands. Integrated appliances include; Built-in oven, ceramic hob and cooker extractor hood.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces. Spaces for washing machine and upright fridge/freezer. One corner and five single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Double glazed window to the front aspect.



### **Lounge/Dining Room**

15'2" x 12'4" (4.641 x 3.763)

A spacious room which is well lit by double glazed window and door to the rear aspect.

Two radiators. TV point, Understairs storage cupboard.



### **First Floor Landing**

Hatch to loft space.

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### Bedroom One

12'3" x 8'7" (3.752 x 2.640)

Range of fitted wardrobe cupboards to one wall which have full-height sliding mirror doors. Radiator. Double glazed window to the rear aspect.



### Bedroom Two

9'2" x 7'4" plus cupboards (2.800 x 2.254 plus cupboards)

Radiator. Double glazed window to the front aspect. Built-in wardrobe with adjacent airing cupboard housing pre-lagged hot water cylinder.



### Bathroom

6'6" x 6'0" (2.006 x 1.836)

Fitted with a modern white suite and complementary half tiled walls.

Pedestal wash basin. Panel bath with fully tiled splash surround, electric shower unit, mixer tap with hand shower attachment.. Low level WC. Chrome heated towel rail. Extractor fan. Large fitted mirror.



### **Rear Garden**

A very private rear garden which is just under 40' in length. Enclosed by fencing to both sides and a brick wall to the rear. Crazy paved patio area with pergola above. Gated rear pedestrian access. lawn area with stepping stone path. Wooden garden shed.



### **Front Garden**

An open aspect garden with paved and gravel areas.

### **View Over Green To The Front Of The Property**

The property looks out over an attractive green with lawn and several trees. Path leads to adjacent Magnaville Road where the parking area is located.



### **Allocated Parking Space**

Vehicular access to this residents parking area is via Magnaville Road. The allocated space is on the right hand side, next to a block of garages.

### **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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## **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

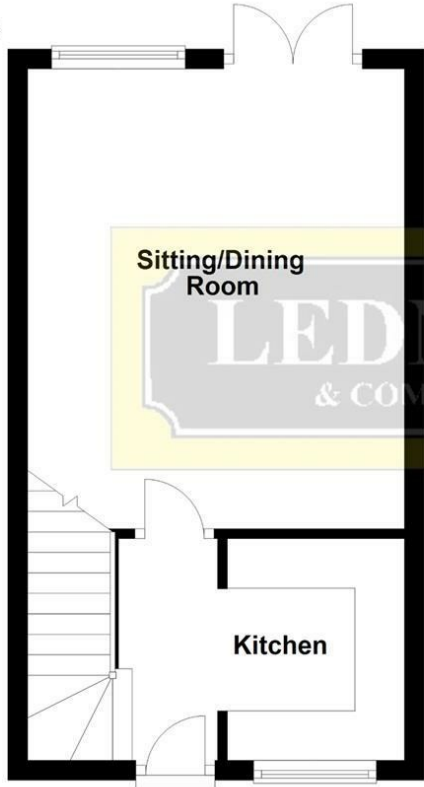
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## **Disclaimer**

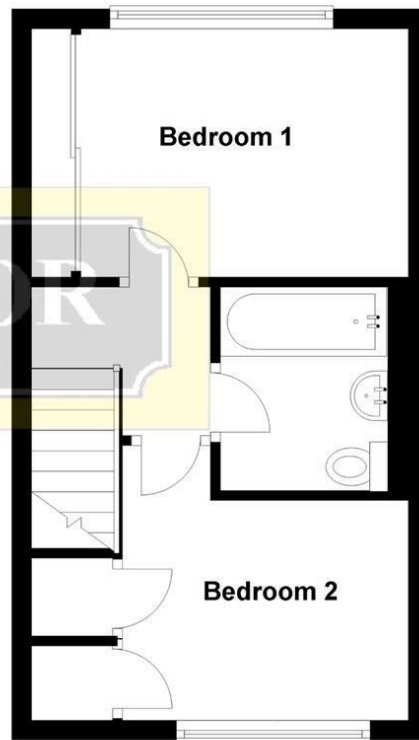
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 575 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE