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Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**30, Kingfisher Way, Bishop's Stortford, Herts, CM23 2AZ**

**Guide price £375,000**

A spacious two double bedroom terraced house which is ideally located for commuters being a short walk to the mainline railway station which is on the Cambridge to Liverpool St. line.

The property has gas central heating and double glazing. It does require some updating. The accommodation comprises: Entrance hall, kitchen, lounge/dining room, conservatory, two well proportioned bedrooms, a bathroom and a separate WC.

The rear garden is private and enjoys a sunny south facing aspect. There is parking for one car on the driveway in front of the garage.

Located in a residential road which is walking distance of the town centre which offers an excellent range of shopping, dining and entertainment establishments. Junction eight on the M11 motorway is only a short drive away.

EPC Band D. Council Tax Band C.

**Double Gazed Front Door To:**

**Entrance Hall**

Stairs to the first floor. Radiator.

**Kitchen**

7'7" x 7'5" (2.330 x 2.272)

Single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Integrated appliances include: Stainless steel oven, gas hob and cooker extractor hood. One corner and three single eye level wall cupboards. Ideal wall mounted gas fired central heating boiler. Breakfast bar. Spaces for fridge and washing machine. Ceramic tiled splashbacks to work surfaces. Wood effect laminate flooring. Radiator. Double glazed window to the front aspect.



**Lounge/Dining Room**

13'4" x 11'0" (4.069 x 3.368)

Two radiators. TV point. Understairs cupboard. Window to the rear aspect. Door to:



**Conservatory**

9'6" x 7'6" (2.910 x 2.308)

Double glazed windows on three aspects including door to the rear garden. Power points.



**First Floor Landing**

Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

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**Bedroom One**

10'0" x 9'7" (3.065 x 2.931)

Radiator. Double glazed window to the rear aspect.



**Bedroom Two**

10'0" x 9'7" (3.061 x 2.929)

Radiator. Double glazed window to the rear aspect.



**Bathroom**

6'3" x 5'0" plus door recess (1.927 x 1.525 plus door recess)  
Panel bath with mixer tap and tiled splash surround. Pedestal wash basin. Radiator. Double glazed window to the front aspect. Wood effect laminate flooring.



**Adjacent Cloakroom**

5'5" x 2'10" (1.663 x 0.884)

Low level WC. Pedestal wash basin. Double glazed window to the front aspect. Radiator. Wood effect laminate flooring.

### **Rear Garden**

The garden is enclosed by 6' fencing on three aspects and enjoys a sunny south facing aspect.  
Paved patio area. Lawn area. Door to garage.



### **Front Garden**

A small open aspect garden with flower bed.  
Integral storage cupboard.  
Driveway with parking for one car leads to:

### **Attached Single Garage**

17'1" x 7'11" (5.218 x 2.437)

Up and over door. Light and power connected. Door to the rear garden.

### **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.

### **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.

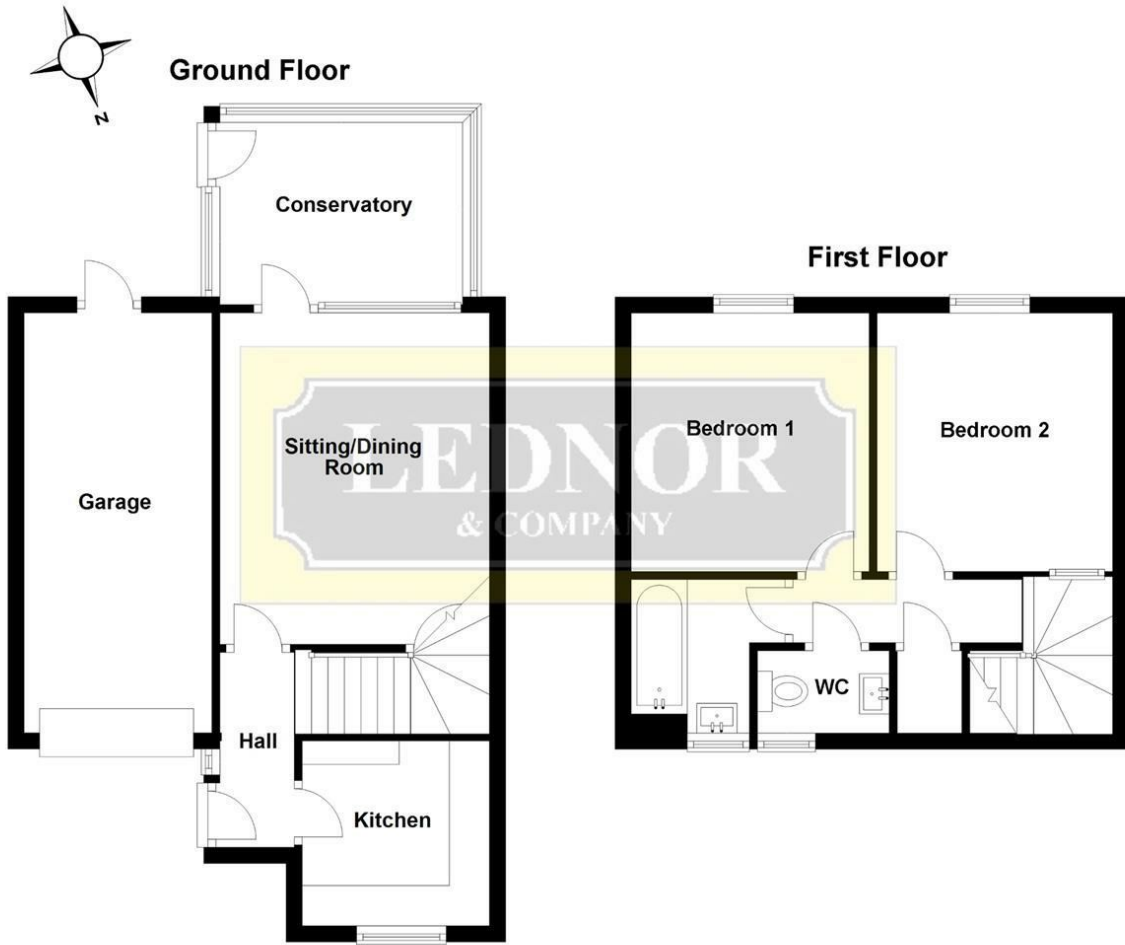
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

### **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.

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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.



APPROX GROSS INTERNAL FLOOR AREA 675 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE