

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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Established 1986

Independent Estate Agents and Valuers



27, Rye Street, Bishop's Stortford, Herts, CM23 2HA

Offers over £375,000

NO CHAIN - IMMACULATE THREE BEDROOM CHARACTER COTTAGE WITH PARKING LOCATED IN THE FAVOURED NORTH WEST CORNER OF TOWN.

Accommodation on the ground floor consists of a fitted kitchen with appliances, a dining room with space for a table, sitting room with impressive fireplace and a bathroom with modern suite. On the first floor there are three bedrooms. There is gas fired central heating throughout and double glazed Sash style windows.

To the front there is off road parking for one car and a neat garden. There is gated side access to the rear courtyard garden which is laid to stones and enclosed by wooden fencing.

Excellent location on the North West corner of town and within easy walking distance of Bishop's Stortford town centre & railway station. The town has many eateries, coffee shops & supermarkets to offer. The M11 motorway is also close by. The new Grange Paddocks Leisure Centre is within a short walk and offers a large gym & swimming pool. The paddocks are also perfect for long walks along the River Stort.

The Council Tax Band is D / The EPC Rating is D

Side Entrance Door

Leading to;

Open Plan Living Area

Spacious and bright open plan living area consisting of;

Fitted Kitchen

13'8" x 5'10" (4.18m x 1.78m)

Modern kitchen with fitted wall and base units, integrated electric oven with gas hob and extractor over, washer/dryer and fridge/freezer. There is a wall mounted gas fired boiler and part glazed door to the side as well as a sash style double glazed window.



Dining Area

11'3" x 10'0" (3.43m x 3.05m)

With stairs to the first floor, radiator and double glazed window to the rear.



Sitting Room

11'3" max x 10'8" max (3.43m max x 3.27m max)

Welcoming reception room with impressive fireplace, large Sash style double glazed window to the front and radiator.



Ground Floor Bathroom

7'8" x 5'5" (2.36m x 1.66m)

Spacious bathroom suite with bath, basin, WC, stainless steel wall mounted heated towel rail and double glazed window to the side.



First Floor Landing

With access to the loft space, radiator and doors to all bedrooms.

Bedroom 1

11'3" max x 7'9" (3.44m max x 2.38m)

Bright double bedroom with a radiator and large double glazed Sash window to the front.



Bedroom 2

9'10" x 8'1" (3.02m x 2.48m)

Double bedroom with Sash style double glazed window to the rear and radiator.



Bedroom 3

11'10" max x 5'11" (3.63m max x 1.81m)

Double glazed Sash window to the side, radiator.

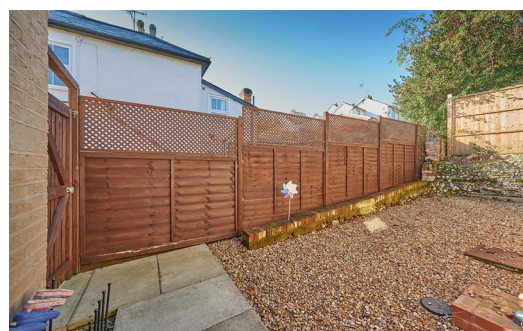


Front

The property is nicely elevated and set back from the road. There is off road parking for one car and a spacious front garden. There is a path to the side of the property leading to the main entrance door and gated side access to the rear courtyard garden.

Courtyard Rear Garden

Pleasant West facing garden laid to stones with storage.



LOCAL INFORMATION

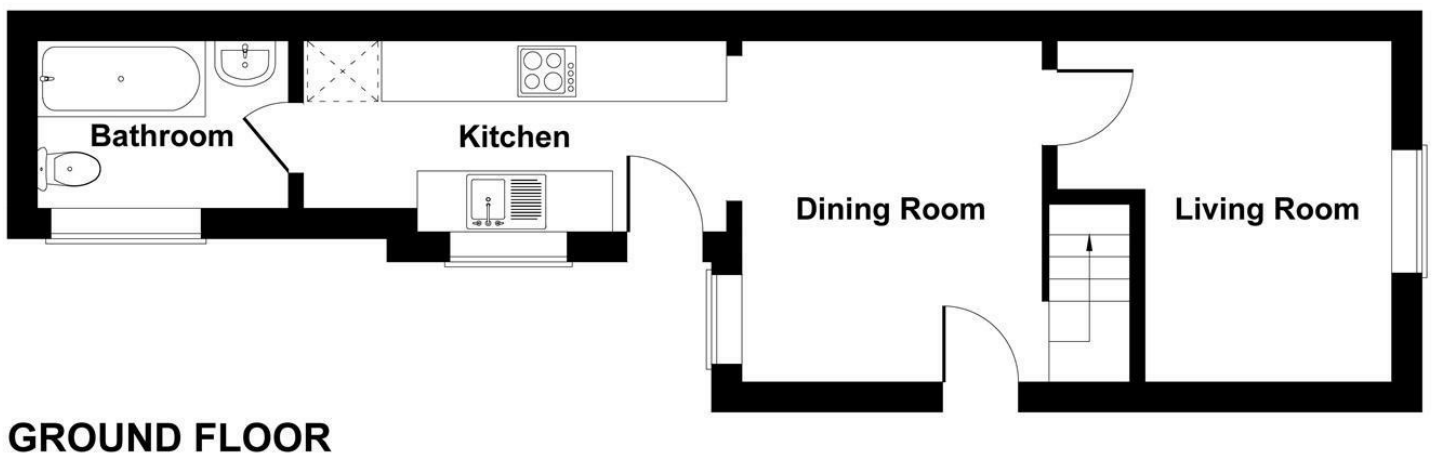
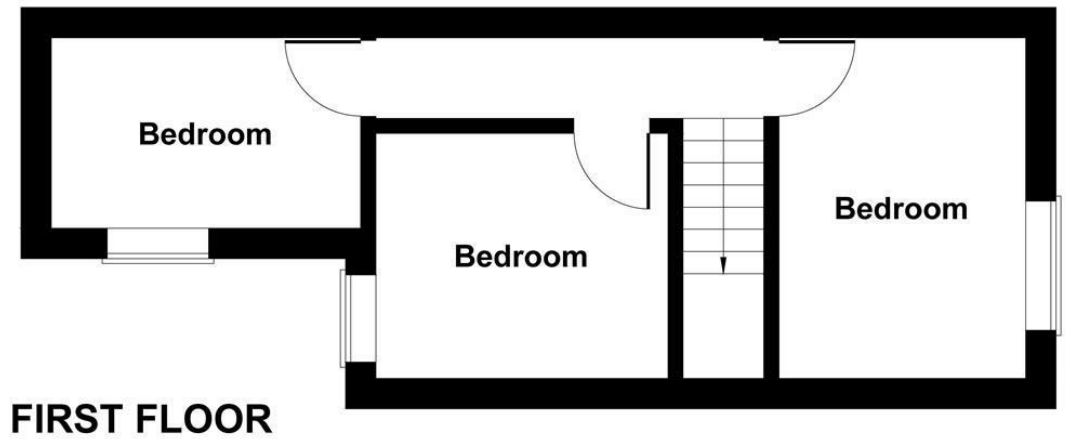
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

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.

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.



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