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Established 1986

Independent Estate Agents and Valuers



53, Queens Crescent, Bishop's Stortford, , CM23 3RP

Guide price £419,995

THREE BEDROOM SEMI-DETACHED HOME CLOSE TO EXCELLENT SCHOOLS, THE TOWN CENTRE AND TRAIN STATION. OFFERED FOR SALE WITH NO ONWARD CHAIN.

This spacious home benefits from gas central heating and double glazing throughout. This property does require some updating - accommodation consists of a sitting room with fireplace, kitchen/breakfast room, dining room, covered side passage with cloakroom and workshop/storage area, three well proportioned bedrooms and a bathroom.

The rear garden is approximately 60' in length and the front garden is 30'. There is a hard standing area providing off-road parking for one car and there is space to park in the street to the front of the property.

There is a very useful selection of shops close-by which includes a Tesco Express. The town centre and mainline railway station are also within comfortable walking distance.

EPC Band D. Council Tax Band B.

Entrance Hall

With stairs to the first floor and doors to all rooms.

Sitting Room

14'10" x 11'8" (4.53m x 3.56m)

Spacious sitting room with double glazed windows to the front aspect, radiator and an open fireplace.



Kitchen/Breakfast Room

12'4" x 8'11" (3.78 x 2.72)

Fitted with a range of wall and base units, space for table, cooker, washing machine and fridge, double glazed window to the rear aspect. Radiator. Recently installed wall mounted gas fired boiler, doors to covered side passage and:



Dining Room

9'4" x 8'11" (2.85 x 2.74)

Radiator. Double glazed French doors to the rear garden.



Covered Side Passage

Door to the front aspect. Quarry tiled floor. Open to the workshop area. Door to:

Cloakroom

4'7" x 2'11" (1.41 x 0.90)

With WC.

Workshop/Storage Area

7'9" x 8'11" (2.37 x 2.72)

Light and power connected. Double glazed window to the side aspect. Door to the rear garden.

First Floor Landing

Double glazed window to the side aspect, built-in shelved cupboard, hatch and retractable ladder to loft space which has a light connected.

Bedroom One

12'3" x 11'10" (3.74 x 3.63)

Double glazed window to the front aspect. Radiator.



Bedroom Two

12'4" x 8'9" plus cupboards (3.76 x 2.69 plus cupboards)
Double glazed window to the rear aspect, radiator, built-in airing cupboard housing hot water cylinder. Adjacent built-in wardrobe cupboard.



Bedroom 3

9'8" x 8'10" plus cupboard (2.96 x 2.70 plus cupboard)
Double glazed window to the front aspect. Radiator. Double built-in wardrobe cupboard.



Bathroom

7'8" x 5'6" (2.34 x 1.68)
White suite with vanity unit and basin, low level WC. panel bath with fully tiled splash surround, Showerforce electric shower unit, chrome heated towel rail and double glazed window to the rear aspect.



Rear Garden

A good sized garden which is approximately 60' in length. Enclosed by fencing and hedges. Patio area. Lawn area with flower borders. Kitchen garden area.



Front Garden & Parking

An enclosed garden which is approximately 30' in length. Lawn area with flower borders, raised flower beds, hard standing which provides off-road parking for one car. N.B. The owner also parks his car on the wide pavement to the front of the property.

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.

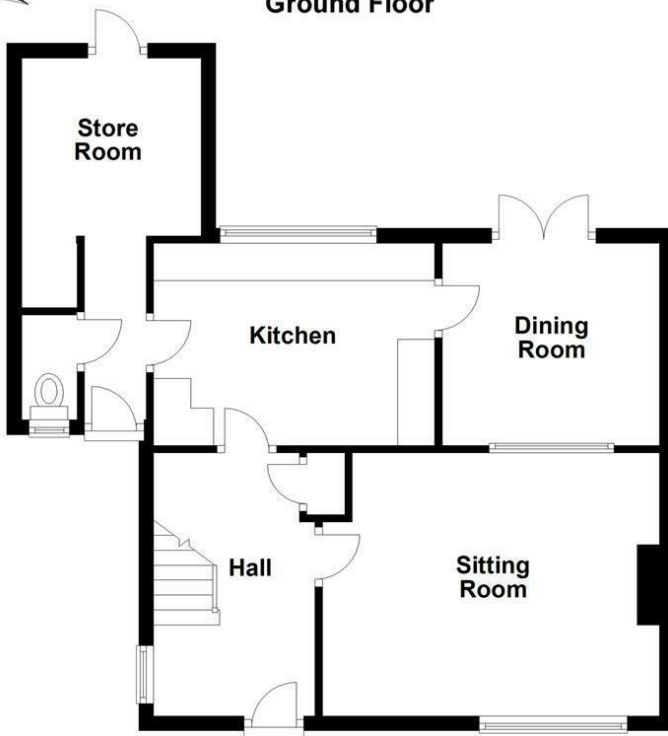
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

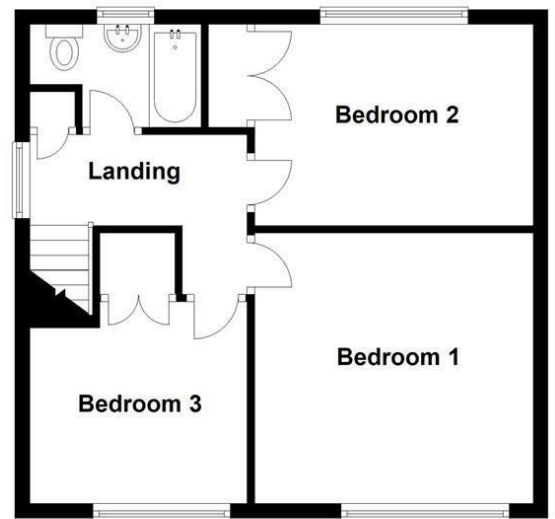
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1050 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE