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Established 1986

Independent Estate Agents and Valuers



11a, Linkside Road, Bishop's Stortford, Hertfordshire, CM23 5LP

Guide price £510,000

Being offered chain free.

An extended three bedroom semi detached house which has gas central heating and double glazing. The accommodation has been well maintained but the decor does require some updating. Saying that, the kitchen, utility room and both shower rooms are modern. Integrated and freestanding white goods are going to be included in the sale. Other rooms are the three spacious bedrooms: living room, dining room and a double glazed conservatory.

There is the added advantage of a well tended rear garden which is over 90' in length and is unoverlooked as it backs onto allotments. The front garden has a double width block paved driveway with parking for two cars which leads to a single garage.

This property is well located for access to the mainline railway station and junction eight of the M11 motorway. It is within walking distance of Thorn Grove Primary School, Herts & Essex High School, Hockerill Anglo-European College, a sports centre and the community hospital. Open countryside is only a few minutes walk away. The town centre with a comprehensive selection of shops, restaurants, bars and entertainment venues is also within walking distance.

EPC Pending. Council tax band D.

Front Door To:

Entrance Porch

Double glazed windows. Door to:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Radiator. Telephone point. Doors to kitchen and:

Living Room

14'1" x 12'6" (4.302 x 3.827)

Double glazed window to the front aspect. TV point. Radiator. Fireplace with gas fire which is not currently working.

Sliding door to:



Dining Room

10'7" x 9'10" (3.230 x 3.018)

Radiator. Sliding door to kitchen. Double glazed sliding patio doors to:



Conservatory

9'6" x 8'1" (2.904 x 2.488)

Double glazed windows and French doors to the rear garden. Light and power connected. Two electric panel heaters. Glazed roof.



Fitted Kitchen

9'11" x 8'10" (3.045 x 2.707)

Fitted with a range of modern light wood faced units and granite effect work surfaces.

Integrated appliances: Neff stainless steel oven, gas hob and chimney style extractor hood.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Space for dishwasher and the Bosch dishwasher is going to stay. One double, one corner and four single eye level wall cupboards. Space for freezer. Shelved understairs larger cupboard. Ceramic tiled splash backs to work surfaces. Double glazed window to the rear aspect. Arch to:



Utility Room

8'2" x 16'9" max (2.511 x 5.106 max)

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Two double eye level wall cupboards. Four inset ceiling lights. Radiator. Ceramic tiled splashbacks to work surfaces. Extractor fan. Worcester Bosch wall mounted combination boiler which was fitted in 2017. Spaces for washing machine and tumble dryer. Bosch washing machine and tumble dryer will stay.

Double glazed window to the rear aspects. Doors lead to the rear garden, garage and:

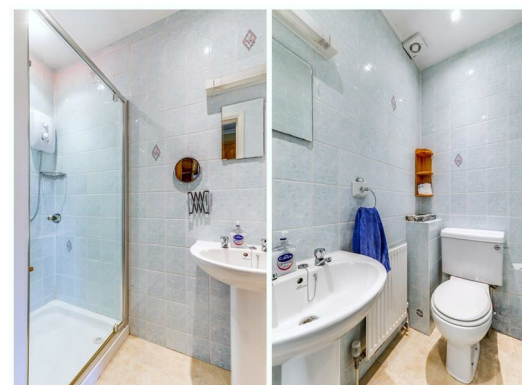


Shower Room/Cloakroom

9'10" x 2'10" (3.009 x 0.881)

Fitted with a modern white suite and fully tiled walls.

Shower cubicle with Mira electric shower. Pedestal wash basin. Low level WC. Radiator. Three inset ceiling lights. Extractor fan.



First Floor Landing

Double glazed window to the side aspect. Hatch and retractable ladder to loft space.

Bedroom One

14'1" x 12'0" (4.311 x 3.662)

Double glazed window to the front aspect. Radiator. Double built-in wardrobe cupboard with cupboard above. Triple fitted wardrobe cupboard.



Bedroom Two

10'10" x 10'7" (3.318 x 3.236)

Double glazed window to the rear with a lovely view over the rear garden, allotments and the golf course beyond. Radiator. Built-in cupboards comprise: Two double cupboards plus a single shelved cupboard. Adjacent airing cupboard with radiator.



Bedroom Three

9'4" x 6'11" (2.869 x 2.112)

Double glazed window to the front aspect. Radiator. Overstairs storage.



Shower Room

7'11" x 5'7" (2.438 x 1.708)

Fitted with a modern white suite and half tiled walls.

Vanity unity wash basin with mixer tap and drawer below. Low level WC. Large walk-in shower cubicle. Extractor fan. Five inset ceiling lights. Shaver point. Radiator. Wood effect laminate flooring. Two double glazed windows to the rear aspect.



Rear Garden

A lovely garden which is over 90' in length. To the rear of the garden are well tended allotments.

Paved patio area. Lawn area with well stocked flower and shrub borders. Small ornamental pool with adjacent rockery and water feature which is not currently working.

Detached summer house. Wooden garden shed. Aluminium framed greenhouse. Outside light, tap and power.



Front Garden

Dwarf brick wall to the front and one side. Outside light.

The garden has been block-paved to provide off-road parking for two cars.

Garage

16'7" x 8'9" (5.067 x 2.676)

Remote control up and over garage door. door to the utility room. Light and power connected.

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.

FINANCIAL SERVICES

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

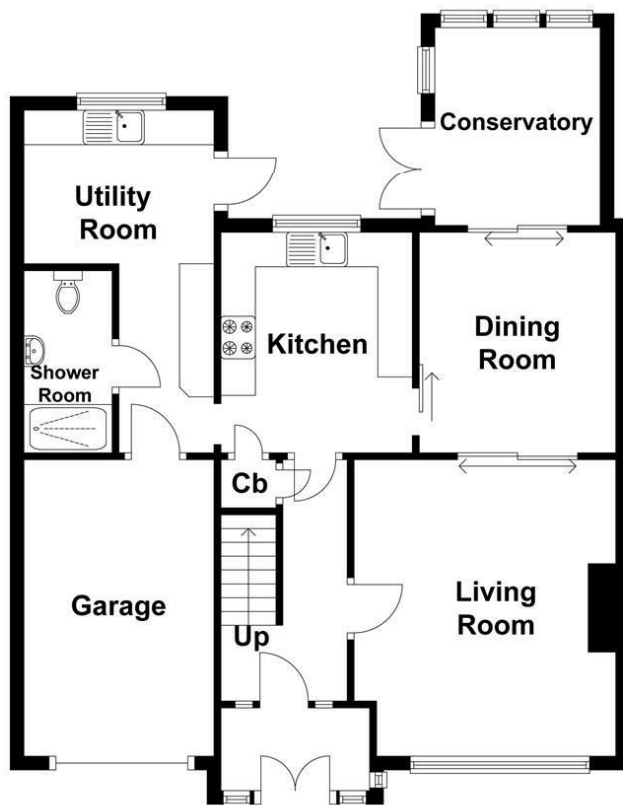
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

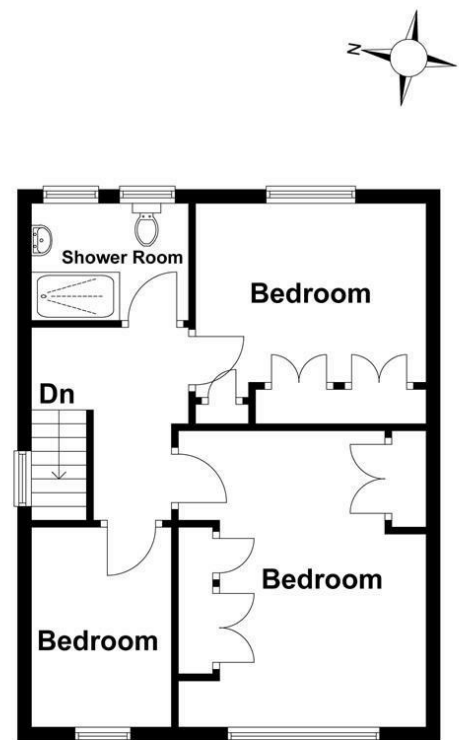
Disclaimer

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 122.10 SQM (1314.27 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE