

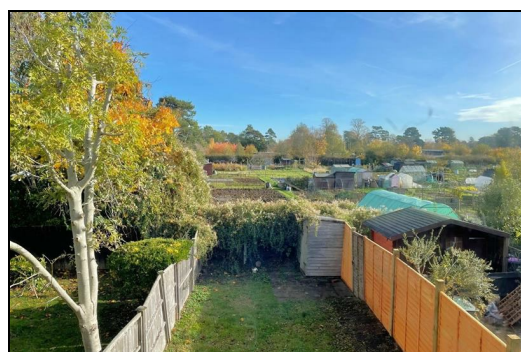
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



8, Wentworth Drive, Bishop's Stortford, Herts, CM23 2PB

Offers invited £375,000

BEING OFFERED AS A CHAIN FREE SALE.

A modern three bedroom terraced house representing an excellent opportunity for investment or first-time purchase with scope for improvement and extension. Bishop's Stortford town and station are also within reach.

The accommodation comprises: Entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a bathroom with a modern white suite. The house also benefits from gas-fired central heating and double glazing.

The rear garden is approximately 55' and length and is unoverlooked as it backs onto allotments. There is a small open aspect front garden and a garage located in a block close to the house. It is also possible to park in the road, on a first come-first served basis.

The property is located in a popular residential road which is less than a mile from the town centre and the mainline railway station which has an excellent commuter service between Cambridge and London.

There are several well regarded primary schools within easy walking distance.

EPC Band D. Council Tax Band C.

Front Door To:

Entrance Hall

Radiator. Stairs to the first floor. Cloaks hanging area. Wood effect laminate flooring. Full-height cupboard housing meters and fuse box. Door to:

Lounge

13'9" x 11'4" (4.204 x 3.476)

Double glazed window to the front aspect. TV point. Radiator. Wood effect laminate flooring. Small understairs storage cupboard. Door to:

Dining Room

10'5" x 7'4" (3.178 x 2.238)

Radiator. Double glazed French doors to the rear aspect. Arch to:

Kitchen

10'4" x 7'0" (3.175 x 2.152)

Fitted with a range of modern white units and granite effect work surfaces.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Wall mounted gas fired central heating boiler. Spaces for cooker, washing machine, dishwasher and upright fridge/freezer. Double glazed window to the rear aspect. Stainless steel chimney style extractor hood and stainless steel splashback behind the cooker. One corner and five single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces.

First Floor landing

Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

13'9" x 8'5" (4.212 x 2.590)

Double glazed window to the front aspect. Radiator.

Bedroom Two

10'4" x 8'1" (3.171 x 2.469)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8'5" max x 8'1" (2.573 max x 2.469)

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

Bathroom

6'1" x 6'5" max (1.855 x 1.963 max)

Fitted with a modern white suite and complementary tiling.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with glazed screen, mixer tap with hand shower attachment plus a Triton electric shower unit with overhead shower attachment.

Double glazed window to the rear aspect. Chrome heated towel rail. Fitted mirror.

Rear Garden

Approximately 55' in length and backs onto allotments.

Decked patio area which is in need of replacement. Lawn area. Wooden garden shed. Outside light and tap.

Front Garden

An open aspect garden with lawn area.

Garage En-Bloc

Located in a block close to the house.

It is the one with the grey door.

Other Parking Arrangements

It is possible to park in the road to the front of the house.
This is on a first come-first served basis.

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

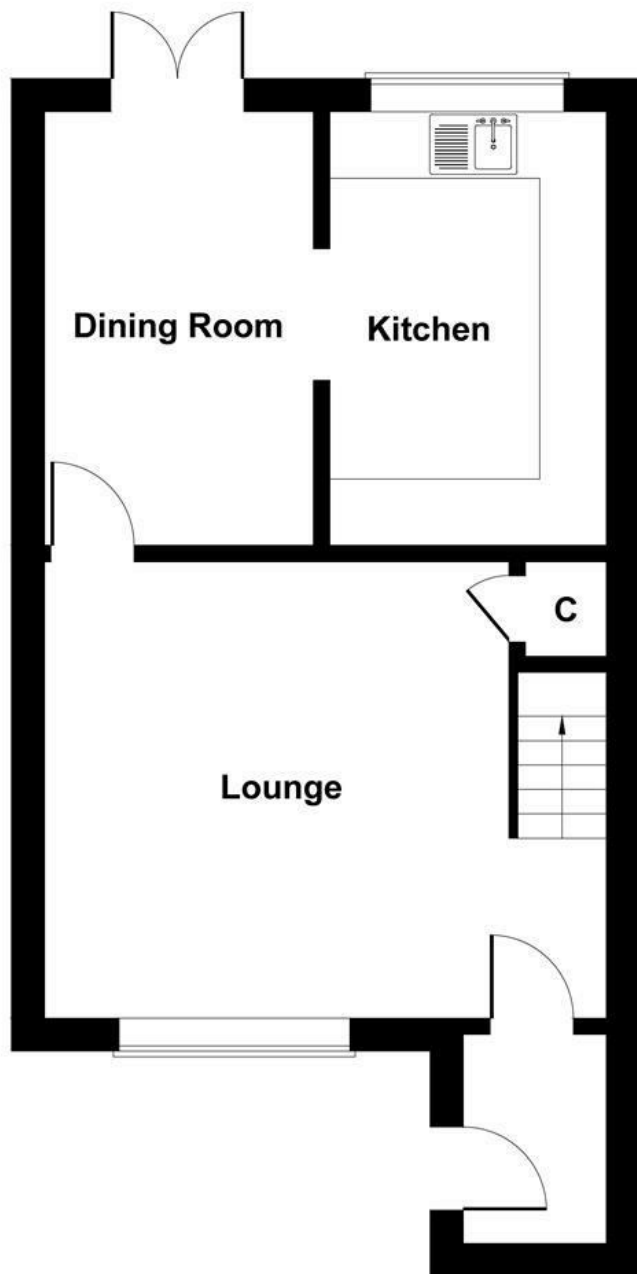
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.

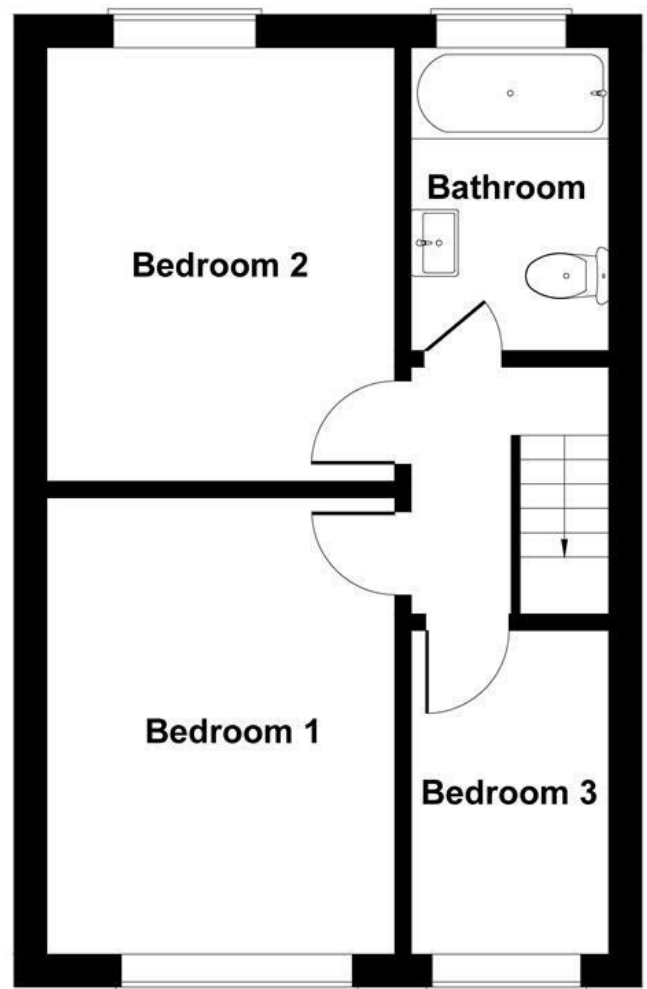
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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

Not to Scale. Produced by The Plan Portal 2025
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