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Established 1986

Independent Estate Agents and Valuers



63, Magnaville Road, Bishop's Stortford, Hertfordshire, CM23 4DW

Guide price £299,995

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE OFFERED FOR SALE WITH A LONG LEASE.

Accommodation consists of a large open plan living area including a fitted kitchen, two large double bedrooms and a bathroom. The windows and doors are double glazed throughout and there is gas fired heating to radiators throughout.

There is a pretty and enclosed garden to the front. To the rear there are communal gardens and a path running along the side of the gardens leads to a private parking area. There is one owned parking space for this property - opposite there is a spacious parking area for visitors.

Magnaville Road is a quiet cul-de-sac within a short walk of Richard Whittington Primary School and the Thorley Park Neighbourhood Centre which has a Sainsbury's supermarket, various useful local shops, doctor's and dentist's surgeries, public house and Busy Bees children's nursery. The town centre and mainline railway station are just over a mile away. EPC Rating is D. Council Tax Band is C.

Private Entrance Door

Double glazed entrance door leading to a lobby area with space and power for a fridge/freezer and some storage space. Stairs to first floor;

Hallway

With doors to all rooms and storage cupboard, radiator. Access to private loft space which has a fitted ladder and light but is not boarded.

Open Plan Living Area

22'7" max x 14'11" max (6.9m max x 4.56m max)

Large and bright living area with dual aspect windows and fitted kitchen including;

- Wall and base units
- Space for range style gas cooker with fitted extractor
- Butler sink
- Space for dishwasher
- Space for washing machine
- Wall mounted gas fired boiler which is serviced annually



Bedroom 1

14'7" max x 10'5" (4.45m max x 3.20m)

Impressive double bedroom with space for wardrobes, radiator and double glazed window to the front.

Bedroom 2

14'7" x 9'0" (4.46m x 2.75m)

Large double bedroom with double glazed windows to the front and radiator.



Bathroom

Fitted suite with bath, WC and basin. There is a double glazed window to the side and an airing cupboard housing the hot water cylinder.



Parking & Gardens

There is one private parking space which is located to the rear of the property. There are ample off street parking spaces for visitors opposite the property. Beautifully maintained communal gardens surround the property.

Lease Details

There was a lease of 189 years granted on the 1st April 1977. There are 141 years remaining. There is a management charge of approximately £69 per month. There is no ground rent.

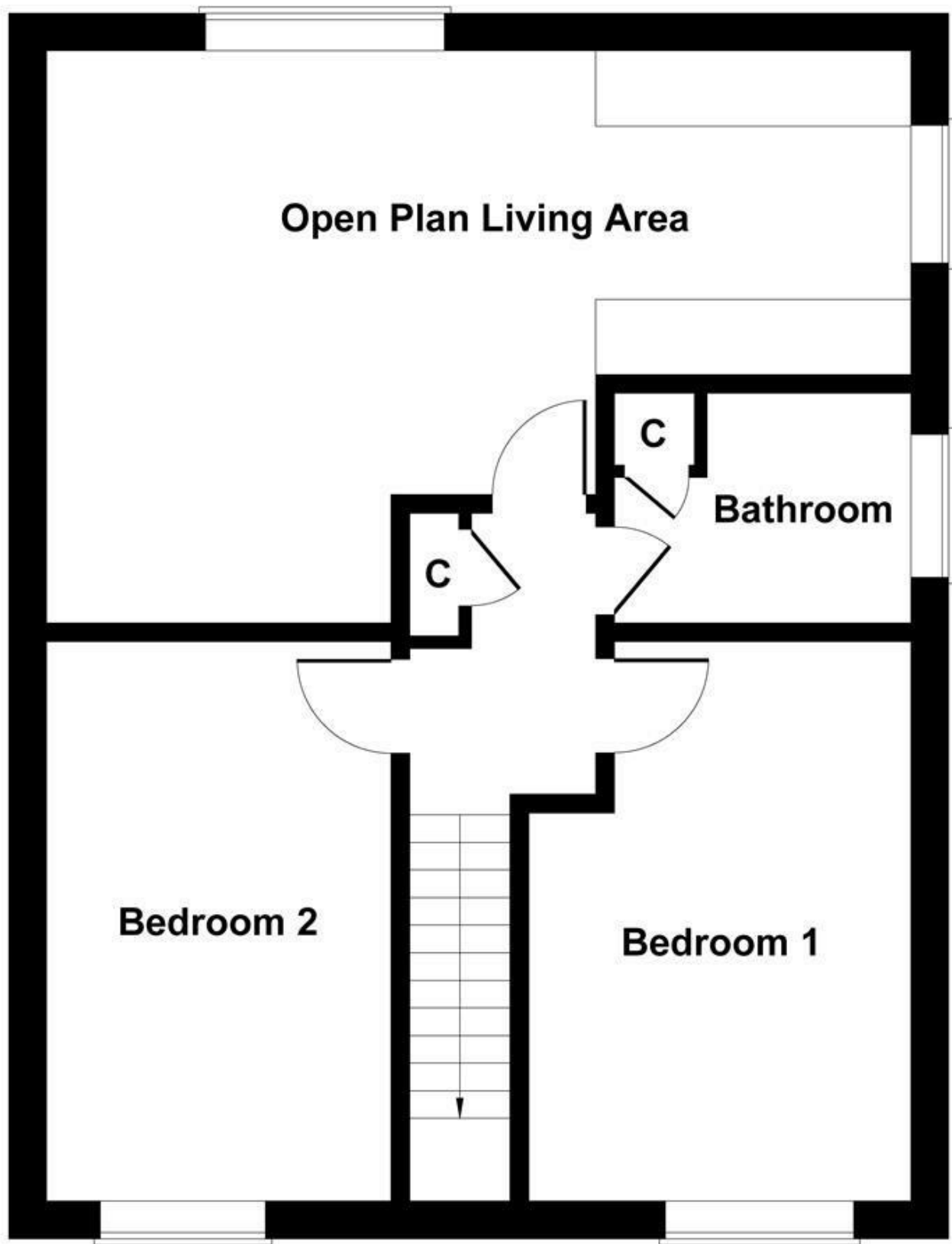
Disclaimer

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.

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.



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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