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Established 1986

Independent Estate Agents and Valuers



8, Linkside Road, Bishops Stortford, Herts, CM23 5LP

Guide price £465,000

A well maintained 1960's built semi detached house which has gas central heating and double glazing. It does require updating which is reflected in the price.

The spacious accommodation comprises; Entrance hall, sitting room with fireplace, separate dining room, conservatory and kitchen with built-in gas oven and hob. There are three well proportioned bedrooms all with fitted wardrobes/storage cupboards and a family bathroom.

The property is located on a good sized corner plot with scope to extend the property to the side (subject to the required planning permission). To the front and side is an enclosed garden and to the rear a 45' rear garden which also extends to the side, detached garage and off-road parking.

The property is located on the eastern outskirts of Bishop's Stortford, close to open farmland and well positioned for access to junction 8 of the M11 motorway.

EPC Band D. Council Tax Band D.

COVERED PORCH

ENTRANCE HALL

Radiator, stairs to the first floor, understairs storage cupboard, telephone point, doors to kitchen and;

SITTING ROOM

14'1" x 12'7" (4.29 x 3.84)

Naturally light and spacious reception room with fireplace incorporating a coal effect gas fire, double doors opening through to the dining room and double glazed windows to the front.



DINING ROOM

10'7" x 9'10" (3.23 x 3.00)

With patio doors opening onto the garden room, radiator and door through to the kitchen.



CONSERVATORY

18'2" x 6'6" (5.54 x 1.98)

A useful addition with views across the garden and a utility area with space for a washing machine and tumble dryer. Doors opening out onto the garden.

KITCHEN

10'0" x 9'0" (3.05 x 2.74)

Fitted with a range of wall and base units including a pantry, gas oven and hob with extractor fan over - space for a fridge/freezer and dishwasher. Window to rear aspect and door to the side and dining room.



FIRST FLOOR LANDING

Double glazed window, hatch to loft space which is boarded and insulated. The loft houses the combi gas boiler which was installed approximately three years ago. Light connected and a Velux double glazed sky light window.

BEDROOM ONE

14'1" x 11'1" (4.29 x 3.38)

Radiator, double glazed window, two large double fitted wardrobe cupboards with cupboards above, adjacent single shelved storage cupboard with cupboard above.



BEDROOM TWO

10'11" x 10'8" (3.33 x 3.25)

Double fitted wardrobe cupboard with drawers below and cupboard above, adjacent double fitted shelved storage cupboard with drawers below and cupboard above. Built-in airing cupboard, radiator, double glazed window.



BEDROOM THREE

9'6" x 7'0" (2.90 x 2.13)

Double fitted wardrobe cupboard with drawers below and cupboard above, adjacent fitted shelving and cupboard. Bulkhead storage cupboard and shelving, radiator, double glazed window.



BATHROOM

Panel bath with fully tiled splash surround, electric shower unit. Pedestal wash basin, WC, shaver point, radiator, wall mounted electric heater, two double glazed windows.



FRONT GARDEN

Situated on a corner plot with room to extend to the side (subject to the required planning permission).

Enclosed by dwarf brick wall, two lawn areas, well stocked flower beds and borders, outside light, paved pathway, side pedestrian access to rear garden.

REAR GARDEN

Approximately 45' in length and also extending to the side of the house.

Enclosed by 6' fencing, 'L' shaped lawn area with raised flower borders and abundantly stocked flower beds, outside tap.

To the rear of the property there is a driveway which provides off-road parking and leads to:



SINGLE DETACHED GARAGE

Up and over door, light and power connected, door to the garden.



LOCAL INFORMATION

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.

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

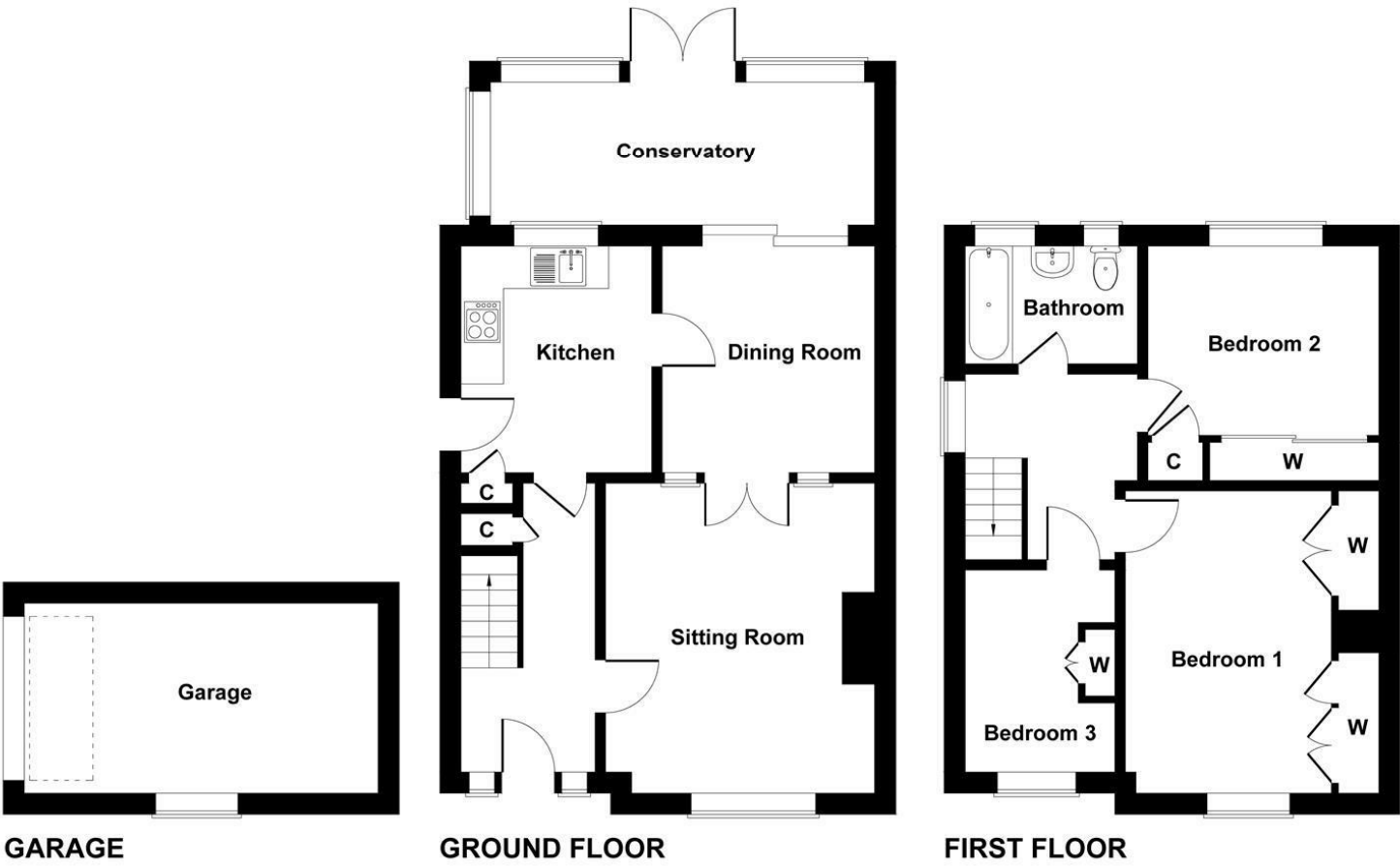
Find the property you are interested in and then select premium brochure.

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.

8 Linkside Road



Not to Scale. Produced by The Plan Portal 2025
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