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LEDNOR & COMPANY

Established 1986

Independent Estate Agents and Valuers

38, Stansted Road, Bishop's Stortford, Herts, CM23 2DY

Guide price £300,000

A CHARMING VICTORIAN TERRACED COTTAGE IN A SECLUDED SETTING JUST MINUTES FROM THE TRAIN STATION AND TOWN CENTRE.

The property features attractive multi-paned windows and an impressive brick fireplace. Accommodation consists of an Entrance porch, sitting/dining room with fireplace, small fitted kitchen with built-in oven, hob and extractor hood, modern ground floor shower room and two first floor bedrooms.

There is a small enclosed front garden and a part walled rear courtyard garden. Although there is no-off-street parking, it is possible to buy resident's parking permits from the local council offices. This enables you to be able to park in the adjoining roads close by.

The property is ideally located for commuters as it is within a short walk of the mainline railway station which operates an excellent commuter service into London's Liverpool St. station. It is also less than half a mile from the town centre which offers an extensive range of shopping and dining establishments.

The Council Tax Band is C / The EPC Rating is D

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Porch
Charming entrance porch with stable door and space to store shoes and coats.

Sitting/Dining Room
20'8" x 9'10" (6.30m x 3.00m)
Spacious reception room accommodating a sofa and dining table. Feature brick fireplace, windows to the front and door leading to the courtyard rear garden.

Kitchen
7'6" x 5'6" (2.30m x 1.70m)
Fitted with wall and base units and integrated cooking appliances. Window to the side and door to:

Ground Floor Shower Room
5'6" x 3'3" (1.70m x 1.00m)
Modern room with corner shower unit, WC and basin. Window to the rear.

First Floor - Bedroom 1
10'9" x 9'10" (3.30m x 3.00m)
Light and airy double bedroom with windows to the front and views of the church.

Bedroom 2
8'6" x 6'10" (2.60m x 2.10m)
Single bedroom with window to the rear. Ideal for a guest bedroom, dressing room or study.

Rear Garden
Pretty courtyard garden with a part walled boundary. This is a sun trap!

Front Garden
Enclosed front garden leading onto the pathway providing pedestrian access to the cottages.

Parking
There is no allocated parking or driveway but permit parking is available close by. Permits can be purchased from the council.

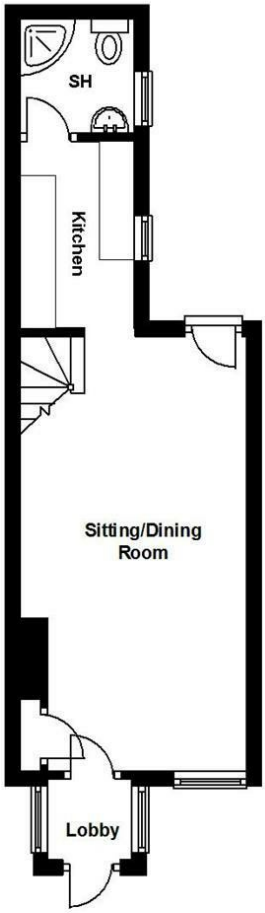
All Saints Church

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.

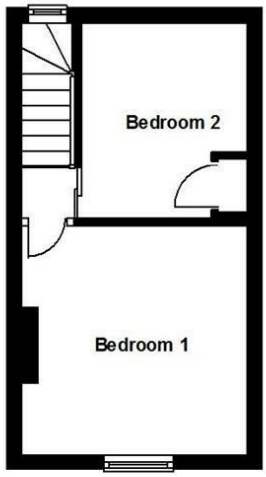
LOCAL INFORMATION
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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



First Floor



APPROX GROSS INTERNAL FLOOR AREA 500 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE