

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



95, Thornbera Gardens, Bishop's Stortford, Herts, CM23 3NP

Guide price £385,000

A well maintained three bedroom house with the advantage of a small extension which has enlarged the entrance hall and added a downstairs cloakroom. The property has gas central heating and double glazing throughout.

It comprises: entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms and a shower room with a modern white suite. There is a 40' rear garden with a sunny westerly aspect and a garage in a block close by.

This is a popular area as it is close to Richard Whittington Primary school and within easy walking distance of the Thorley Park Neighbourhood Shopping Centre which has a Sainsburys Supermarket.

It is also close to an area of parkland and a small children's playground. The Town Centre and mainline railway station are just over a mile away.

EPC Pending. Council Tax Band D.

Front Door to:

Extended Entrance Hall

Two radiators. Storage cupboard housing meters. Stairs to the the first floor. Understairs recess. Doors to living room, kitchen and:

Downstairs Cloakroom

4'5" x 2'7" (1.350 x 0.846)

Fitted with a white suite, fully tiled walls and ceramic tiled floor. Radiator. double glazed window to the side aspect. Wall mounted wash basin. Low level WC.



Kitchen/Dining Room

14'9" x 9'8" (4.499 x 2.948)

Fitted with an extensive range of light wood faced units and granite effect work surfaces.

Single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Spaces for cooker, washing machine and upright fridge/freezer. One double, two corner and five single eye level wall cupboards with lighting below. Shelving. Glass fronted display cabinet. Built-in broom cupboard. Built-in shelved larder cupboard. Radiator. Double glazed window to the front aspect. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor.



Living Room

15'9" x 11'4" (4.811 x 3.459)

Well lit by double glazed window and door to the rear aspect. TV point. Radiator. Fireplace with coal effect gas fire.



First Floor Landing

Built-in shelved airing cupboard. Bulkhead shelved airing cupboard housing pre-lagged hot water cylinder. Built-in shelved storage cupboard. Hatch to loft.

Bedroom One

12'4" x 9'7" (3.779 x 2.928)

Double glazed window to the front aspect. Radiator. TV and telephone points. Double bed recess with cupboards above and twin bedside cabinets. Matching wardrobe cupboards.



Bedroom Two

11'9" x 8'10" (3.601 x 2.709)

One double built-in wardrobe cupboard plus adjacent shelved storage cupboard.



Bedroom Three

8'10" x 6'7" (2.711 x 2.020)

Double glazed window to the rear aspect. Radiator. Double fitted wardrobe cupboard. Adjacent bed recess with cupboards above.



Shower Room

7'0" x 5'7" (2.155 x 1.722)

Fitted with a modern white suite and part tiled walls. Quadrant shower cubicle with Aqualisa shower unit. Vanity unit wash basin with cupboards below and adjacent fitted units housing WC with concealed cistern. Radiator. Double glazed window to the front aspect.



Rear Garden

A 40' rear garden which has a sunny westerly facing aspect. Paved patio area. Lawn area. Rockery. Wooden garden shed. Wide paved pathway. Various shrubs to the borders. Gated rear pedestrian access which leads to the garage block



Garage And Parking

15'0" x 7'9" (4.573 x 2.376)

The garage which has an up and over door is located in a courtyard to the side of the house. In addition to the garage there are four visitor parking spaces which are on a first come, first served basis.

Front Garden

A small paved area.

On-Street Parking

It is possible to park in the road outside the property. 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

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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.

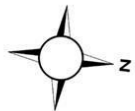
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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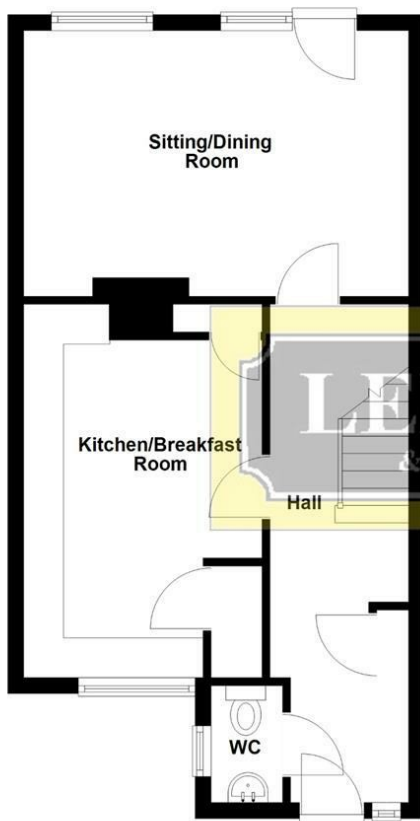
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For clarification, we wish to inform prospective purchasers that we have prepared these sales

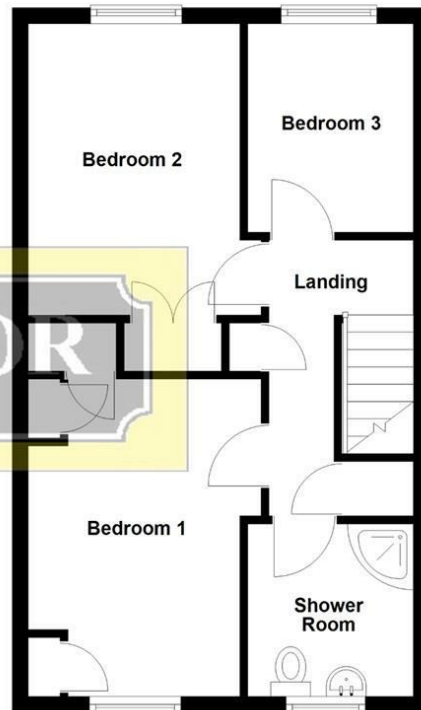
particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for 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 900 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE