

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*



**16, Rye Street, Bishop's Stortford, Hertfordshire, CM23 2HG**

**Guide price £399,995**

A character older style semi detached house with off street parking, very convenient for the town's amenities.

This two double bedroom property is in good decorative order and has gas central heating and double glazing throughout.

Accommodation comprises: Entrance hall, bay fronted sitting room, a separate dining room, modern fitted kitchen with some integrated appliances, two double bedrooms with built-in cupboards and a large first floor bathroom which also has a shower.

The private rear garden is approximately 100' in length and the front garden has a block-paved driveway with parking for one car, possibly two small cars.

This property is superbly located for easy access to the High Street, train station for London and Cambridge, bus routes, schools, medical facilities and is the more convenient side of town for accessing Junction 8 of the M11 (north and south) and the A120 (east and west). Waitrose supermarket is less than a five minute walk and Grange Paddocks with Olympic sized swimming pool, gym and cafe is also within easy walking distance.  
EPC Band C. Council Tax Band D.

**Front Door To:**

**Entrance Hall**

Stairs to the first floor. Wall mounted heater. Doors to dining room and:

**Sitting Room**

11'11" x 11'7" (3.633 x 3.546)

Well lit by a large double glazed bay window to the front aspect. Radiator. TV point. Non-functioning gas fire.



**Dining room**

11'11" x 8'7" (3.637 x 2.636)

Large double glazed window to the rear aspect. Radiator. Understairs cupboard which houses the meters and has light and power connected. TV point.



**kitchen**

10'5" x 7'4" (3.181 x 2.247)

Well fitted with a range of modern gloss white units. Integrated appliances include: Stainless steel built-in oven, ceramic hob and cooker extractor hood.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Spaces for upright fridge/freezer and washing machine. One double and four single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Double glazed window to the rear aspect and double glazed door to the side.



**First Floor Landing**

Hatch to loft space.



**Bedroom One**

11'11" x 10'1" plus wardrobe recess (3.636 x 3.080 plus wardrobe recess)

Well lit by large double glazed window to the front. Radiator. Double built-in wardrobe cupboard.



### Bedroom Two

10'3" x 8'11" (3.141 x 2.736)

Double glazed window to the rear aspect. Radiator. Built-in wardrobe/storage cupboard housing Baxi wall mounted gas fired combination boiler.



### Large Bath/Shower Room

10'5" x 7'4" (3.196 x 2.236)

Fitted with a modern white suite.

Panel bath with mixer tap, shower attachment and tiled splash surround. Shower cubicle. Low level WC. Pedestal wash basin. Extractor fan. Double glazed window to the rear aspect. Radiator. Built-in shelved storage cupboard.



### **Rear Garden**

A good sized and private rear garden which is approximately 100' in length.

Extensive paved patio area immediately to the rear of the house leads onto a large lawn area with various shrubs to the borders. Apple tree. Fencing on all three aspects. Outside tap. Wooden garden shed. Gated side pedestrian access to the front garden.





## Rear Garden



## Front Garden

Hedge to one side. Block-paved driveway with parking for one car, possibly room to park two small cars.

Block-paved pathway leads to the front door.

## 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](http://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.

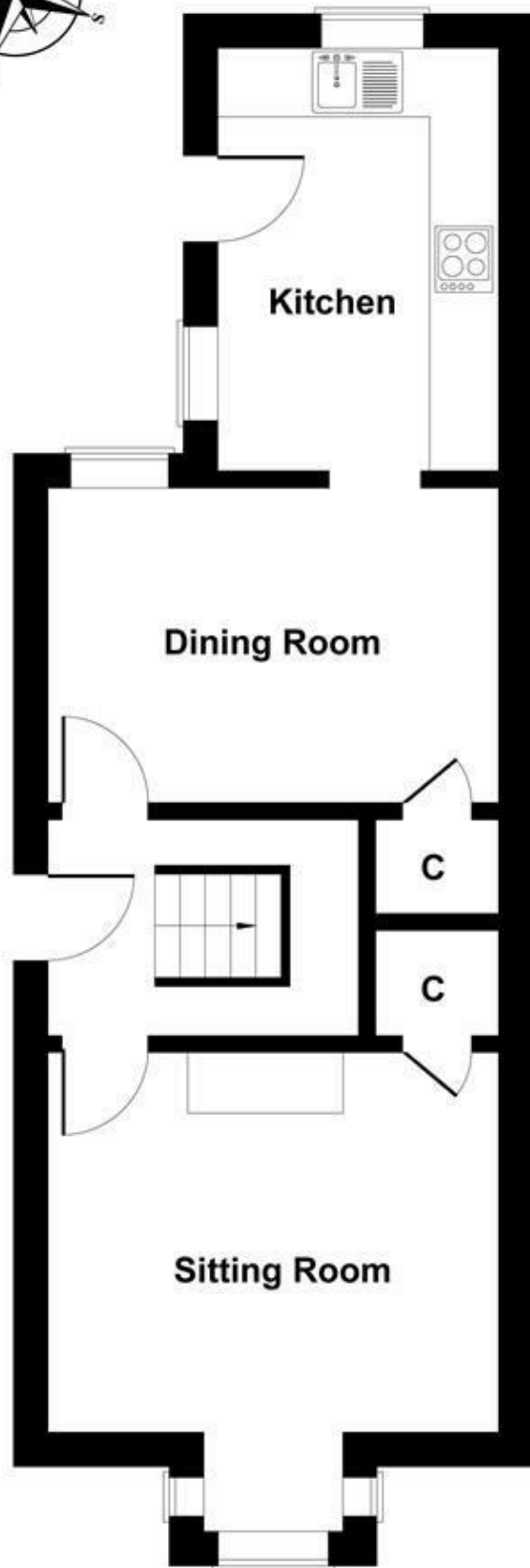
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## Disclaimer

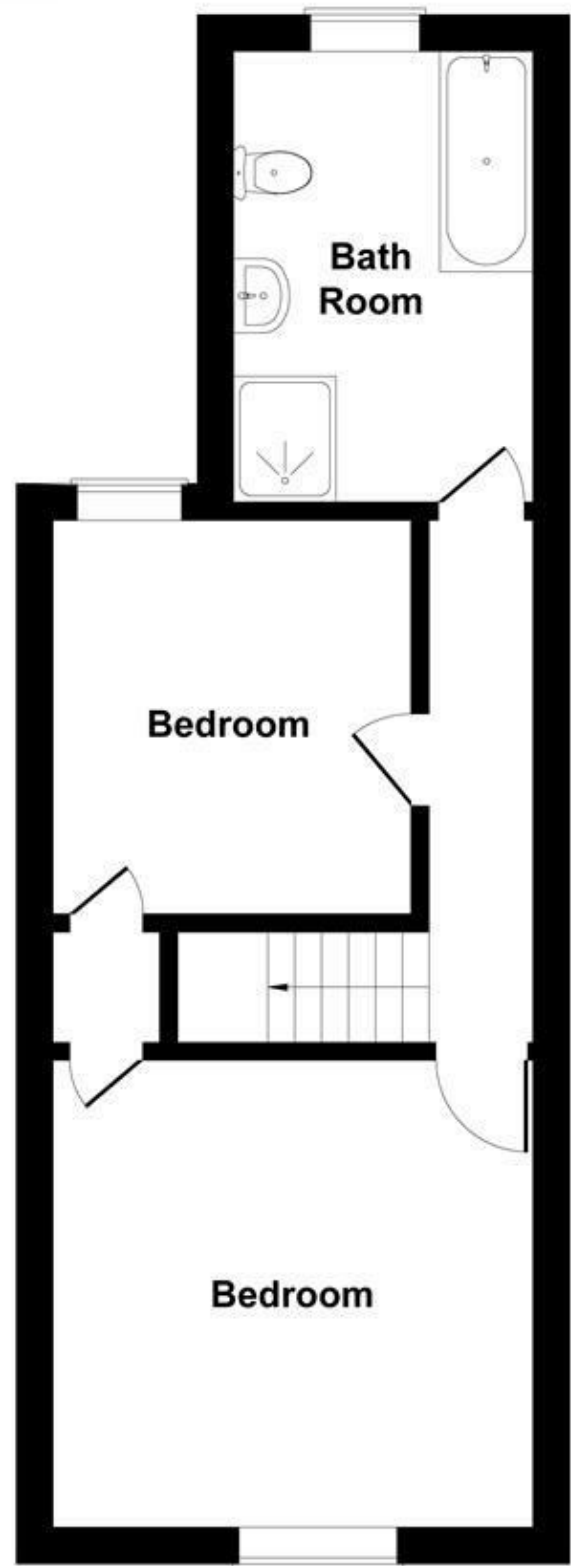
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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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