

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



11, Grace Gardens, Bishop's Stortford, Herts, CM23 3ET

Guide price £469,995

A well maintained and much improved three bedroom semi detached which has some interesting features, gas central heating and double glazing.

The accommodation comprises; Entrance hall, Large dual aspect lounge/dining room, fitted kitchen with some integrated appliances, two double bedrooms, a single bedroom, a luxury bathroom and a very useful loft room.

The rear garden has been laid out for easy maintenance and is just over 60' in length. This offers scope to extend as many of the neighbouring properties have done. The front garden has a wide block-paved driveway with room to park three cars side by side.

This property is well located for several well regarded primary schools including Thorley Hill Primary which is literally a two minute walk. This is a popular area as it is also within walking distance of the Town Centre and the mainline railway station which has an excellent commuter service on the Cambridge to Liverpool St. line.
EPC Band D. Council Tax Band D.

Front Door To:

Entrance Hall

Well lit by glass block window to the front aspect.

Feature vertical radiator. Eight inset ceiling lights. Oak stairs to the first floor which has integrated LED lighting. Small understairs cupboard. Adjacent understairs cloaks recess. Doors to: kitchen and:

Lounge/Dining Room

22'3" x 11'11" (6.787 x 3.653)

A very spacious room which is well lit by double glazed windows to the front and rear which includes patio doors to the rear garden.

Oak flooring with a feature tiled insert. Two vertical radiators. Ten inset ceiling lights. TV point.



Kitchen

9'10" x 7'9" (3.017 x 2.364)

Fitted with a range of cherry wood faced units, solid granite work surfaces and matching upstands.

Integrated appliances include: Built-in oven, ceramic hob and stainless steel chimney style extractor hood. Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below.

Excellent amount of wall storage cupboards, some of which are double-height and have lighting below. Six inset ceiling lights. Space for upright fridge/freezer. Slate tiled floor. Double glazed window and door to the rear aspect.



First Floor Landing

Double glazed window to the side aspect. Four inset ceiling lights.



Bedroom One

12'0" x 10'7" plus door recess (3.674 x 3.234 plus door recess)

Double glazed window to the front aspect. Radiator. Oak flooring. TV point. Five inset ceiling lights.



Bedroom Two

10'7" x 10'1" (3.233 x 3.078)

Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Four inset ceiling lights. Built-in airing cupboard housing pre-lagged hot water cylinder.



Bedroom Three

8'0" max x 7'5" (2.454 max x 2.261)

Double glazed window to the front aspect. Radiator. Oak flooring. Four inset ceiling lights.

Door leads to a space saver staircase which in turn leads up to the loft room.



Luxury Bathroom

7'10" x 6'1" (2.403 x 1.856)

Fitted with a modern white suite and features an impressive array of mosaic tiling to the walls and also to the ceiling. The bathroom is very bright as it has a double glazed window to the rear aspect and an internal glass block wall as shown in the landing photo.

Pedestal wash basin with mixer tap. Low level WC. Mirror with integrated LED lighting. Panel bath with fully tiled splash surround, mixer tap and shower attachment. Vertical heated towel rail. Slate tiled floor. Extractor fan. Four inset ceiling lights.



Loft Room

14'6" x 8'0" max (4.420 x 2.452 max)

Approached via space save staircase from bedroom three.

Wood effect laminate flooring. Two Velux double glazed skylight windows to the rear aspect. Five inset ceiling lights. Service hatch to access water tank. Two hatches leading to eaves storage areas.

N.B. There is restricted head height in parts of this room.



Rear Garden

A good sized garden which is over 60' in length.

The current owner has designed the garden to be low maintenance. The paving and cobbled stone features can easily be replaced by a lawn, if required.

Outside tap. Fencing on all three aspects. Detached summer house and a small wooden storage shed.

Door leads to the rear part of the garage/storage area.



Front Garden

Dwarf brick wall to one side and a hedge to the other.

Block-paved driveway provides space to park three cars side by side. Gate leads to a small side passage on one side of the house which has an outside water tap.

Garage

22'9" x 6'11" (6.944 x 2.119)

Up and over door. Light and power connected. Wall mounted Glow-Worm gas fired central heating boiler. Space and plumbing for washing machine.

Opening to:

Storage Building

8'0" x 6'11" (2.440 x 2.111)

Light and power connected. Door to the rear garden.

Opening to:

Attached Shed

13'7" x 7'8" (4.154 x 2.344)

Proposed New Development On Former School site.

Following the relocation of Bishop's Stortford Boys High School to nearby St James' Park, the site is going to be developed by Bellway Homes.

We thought that it was prudent to check the location of the new houses and are pleased to report that the land opposite this house has been designated as open space with a play area.

We have a copy of the proposed site in our office, if anybody would like to see it.

Alternatively, you can visit the East Herts District Council website to see the information. The postcode for the development is CM23 3LU

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

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.

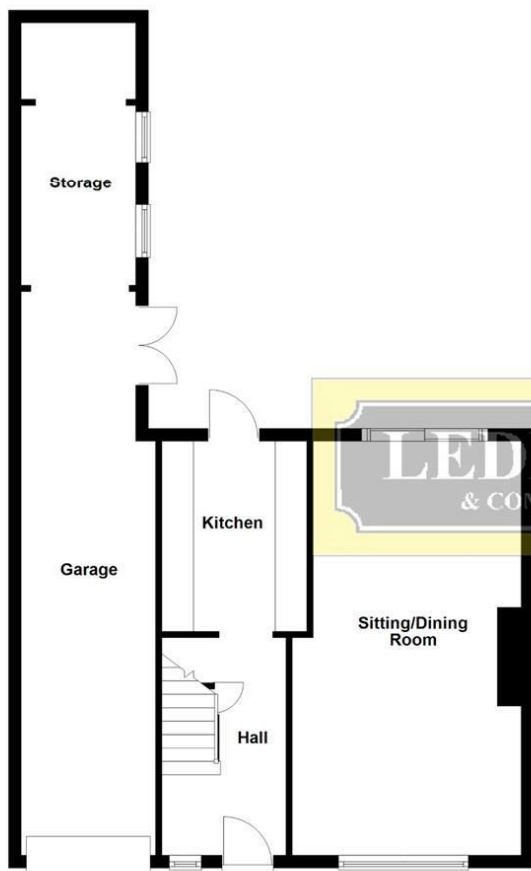
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Disclaimer

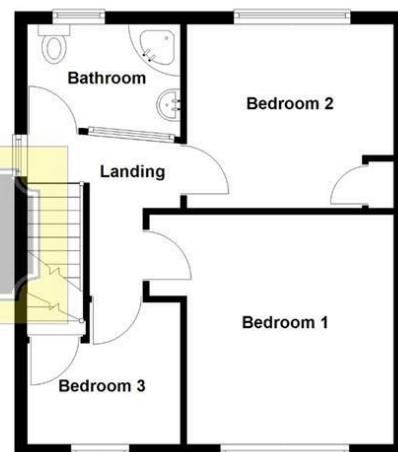
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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



APPROX GROSS INTERNAL FLOOR AREA 825 SQFT (excluding Garage & Storage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE