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Established 1986

Independent Estate Agents and Valuers



8, Vicerons Place, Bishop's Stortford, Hertfordshire, CM23 4EL

Guide price £285,000

A Fantastic Opportunity to Purchase a 60% Share of a beautifully presented family home tucked away in a quiet, leafy cul-de-sac. This modern three-bedroom property offers comfortable, stylish living in a sought-after location. Ideally situated opposite Thorley Wedge Park and Play Area, a stone's throw from the shops at Thorley Neighbourhood Centre and within walking distance of both primary and secondary schools, this home is perfect for families.

Recent upgrades within the past three years include a modern kitchen with integrated appliances, a fully tiled en-suite shower room, a refitted cloakroom, new Worcester gas fired boiler and the landscaping of the south-west facing rear garden.

The property benefits from a single garage with electric roller door, power and lighting, along with driveway parking for one vehicle and additional communal spaces.

Available on a shared ownership basis (60% share), with a monthly rent and service charge of £275.37, this is an excellent opportunity to step into a well-maintained home in a desirable location.

The council tax band is C. The EPC Rating is TBC

Entrance Hall

With doors to all rooms, stairs to the first floor, radiator and under stairs storage cupboard.



Modern Cloakroom

Recently upgraded with window to the side, WC, basin and heated towel rail.



Kitchen/Dining Room

15'7" x 9'6" (4.77m x 2.90m)

Recently upgraded fitted kitchen with excellent storage and integrated appliances including;

- Fridge/Freezer
- Washing machine
- Dishwasher
- Electric oven and Combi microwave oven
- Four ring gas hob with extractor over



The gas fired Worcester boiler is located in the kitchen this was installed approximately two and a half years ago. This room is spacious and bright with windows and doors to the rear. There is space for a dining table.



Sitting Room

15'8" x 10'9" (4.78m x 3.28m)

Dual aspect sitting room with an open outlook.



First Floor Landing

Loft access and doors to all rooms.



Bedroom 1

10'9" x 9'0" (3.29m x 2.75m)

Double bedroom with fitted dressing table and cupboards, built in wardrobes and window to the front.



En-Suite Shower Room

Modern fully tiled room with window to the side, WC, basin with vanity unit, shower with wall mounted digital Aqualisa shower and stainless steel heated towel rail.



Bedroom 2

8'11" x 8'10" max (2.74m x 2.71m max)
Double bedroom with window to the rear.



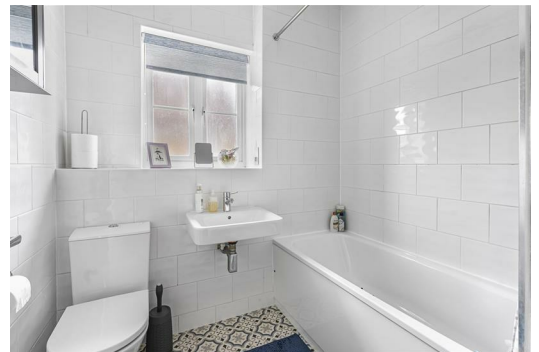
Bedroom 3

11'4" max x 6'4" max (3.46m max x 1.95m max)
Single bedroom with window to the side and airing cupboard with mains pressure water hot water storage cylinder.



Bathroom

Fully tiled room with window to the side, basin, WC and bath with digital Aqualisa shower over.



Single Garage

20'11" x 9'1" (6.39m x 2.77m)

Single garage with electric roller door, power and light. The garage has a spacious loft space which could be utilised for additional storage and a door leading to the rear garden.

Driveway Parking

There is parking to the front of the garage for one vehicle. Additional parking is available to the front of the property.

Rear Garden

Professionally landscaped South West facing rear garden with a large patio and astroturf lawn. There is an outside tap, gated side access leading to the driveway and access to the rear of the garage.



Park View

View across Thorley Wedge Park and Play Area with footpaths leading to the town centre.



Lease, Rent and Service Charge

There are 105 years remaining on the lease.

The monthly rent is £183.27

The monthly service charge is £92.10

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

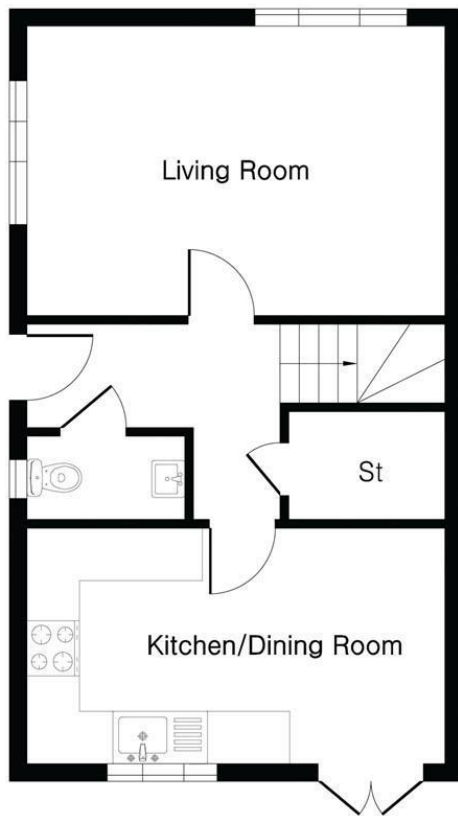
Find the property you are interested in and then select premium brochure.

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.

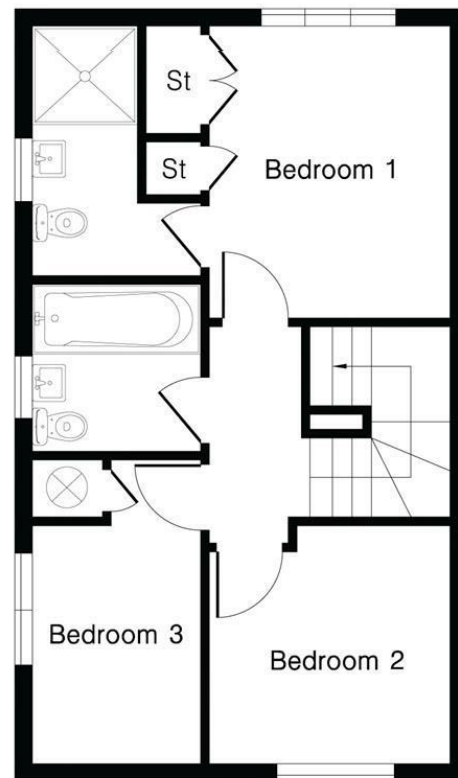
Approximate Gross Internal Area 862 sq ft - 80 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m



Ground Floor



First Floor