

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



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

Guide price £385,000

Set at the end of a quiet cul-de-sac and just a few minutes' walk from Richard Whittington Primary School, this well-presented three-bedroom home offers an ideal setting for family living.

The property features a spacious kitchen/dining room, a comfortable sitting room, and a practical utility/boot room, along with three bedrooms and a modern first-floor bathroom. Outside, a South facing rear garden provides a sunny retreat, complemented by a single garage, on-street parking, and space for one car in front of the garage.

The council tax band is D / The EPC Rating is D

Entrance Porch

With storage cupboard housing consumer unit, gas and electric meters.

Hallway

With stairs to the first floor, under-stairs storage space and doors to;

Kitchen/Dining Room

14'9" x 9'5" (4.51m x 2.88m)

Fitted with wall and base level units including;

- Integrated electric double oven with gas hob and extractor over
- Integrated dishwasher
- Space for washing machine
- Space for fridge/freezer
- Space for dining table



Sitting Room

15'7" x 11'1" (4.76m x 3.38m)

Large reception room with fireplace including electric fire and door to;



Utility/Boot Room

6'4" x 4'1" (1.94m x 1.27m)

First Floor Landing

Doors to all rooms, airing cupboard with wall mounted gas fired Vaillant combi boiler (serviced December 2025), large storage cupboard over the stairs and access to the loft which is boarded with a fitted ladder and light.

Bedroom 1

11'6" x 8'9" (3.52m x 2.67m)

Double bedroom with fitted wardrobe.



Bedroom 2

11'11" x 9'10" max (3.65m x 3.02m max)

Double bedroom with fitted wardrobe.



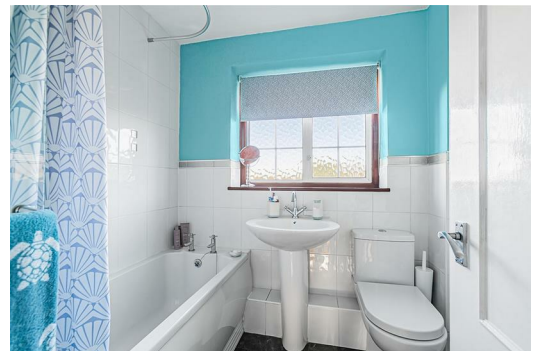
Bedroom 3

8'10" x 6'6" (2.70 x 2.00)



Bathroom

With bath and shower over, WC and basin.



Private Rear Garden

South facing rear garden with gated rear access leading to the garage.



Single Garage

14'7" x 8'0" (4.47m x 2.44m)

Excellent storage space with up and over door.



Parking

Parking is on street to the front or in front of the garage which is located en-bloc to the rear of the property.

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.

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.

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.

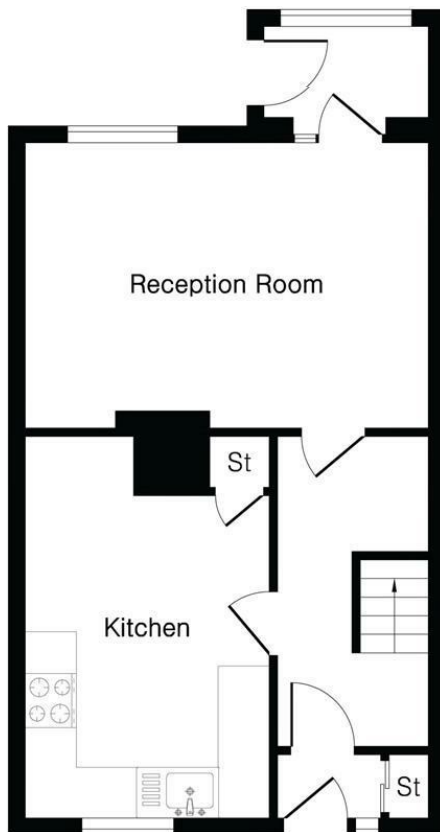
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

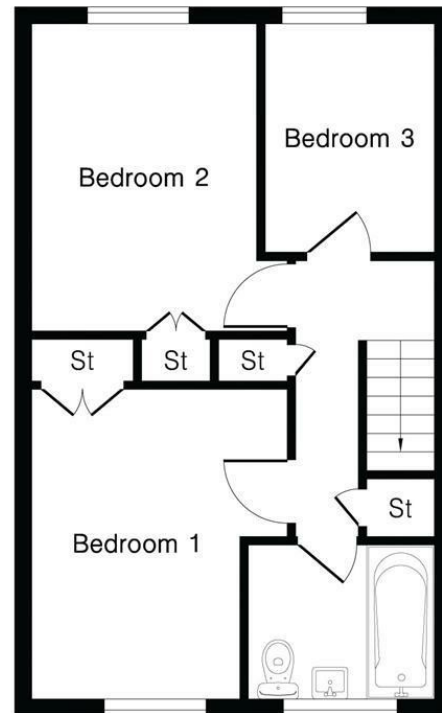
Approximate Gross Internal Area 846 sq ft - 79 sq m

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 409 sq ft – 38 sq m



Ground Floor



First Floor