

FREEHOLD



House - Semi-Detached (EPC Rating: D)

GRACE GARDENS
BISHOP'S STORTFORD
CM23 3EU
Price Guide
£425,000

- IN NEED OF MODERNISATION
- SCOPE FOR EXTENDING FURTHER STPP
- SPACIOUS SEMI-DETACHED
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- TANDEM GARAGE
- 50' REAR GARDEN



Fordyce Furnivall
Residential Sales & Letting Agents



3



1



2



D

3 Bedroom House - Semi-Detached located in Bishop's Stortford

In need of some updating and ideal for extending further, a spacious three bedroom semi detached family home situated in the very popular residential area just a short distance from the town centre, mainline railway station and local schools. The accommodation comprises entrance hall, lounge, dining room and kitchen, whilst upstairs are three bedrooms and a family bathroom. Outside to the front of the property there is a driveway affording off street parking for two/three vehicles leading to the integral tandem garage/utility area/storeroom. To the rear of the property the 50' garden is laid mainly to lawn with paved patio area, raised flower beds, a mixture of mature trees and shrubs all with a timber fence surround.

SITUATION

Situated in a great catchment area for schools (the property is only a few minutes walk from The Bishops Stortford High School) and offering excellent access to superstores, including Tesco and Sainsbury. Nearby is the ever popular market town of Bishop's Stortford, highly sought after due to its excellent schooling and easy commute to London and Cambridge via the mainline train station and M11 access point. The town centre provides schools, shops, restaurants, public houses and recreational facilities.

GROUND FLOOR

PORCH

Courtesy light, front door leading to:

ENTRANCE HALL

Radiator, stairs to first floor, doors off to:

LOUNGE

18'9" x 10'2"

Leaded light window double glazed window to the front aspect, coving to the ceiling, feature fireplace, radiator, TV point, doors through to:

DINING ROOM

9'8" x 9'0"

Window to the side aspect, radiator, sliding patio doors to the rear garden.

KITCHEN

10'8" x 8'1"

Wall and base units with work top surfaces over, inset stainless steel sink, tiled splashbacks, breakfast bar, radiator, coving to the ceiling, window to the rear aspect, space for range cooker, fridge freezer and washing machine, door to the garage.

FIRST FLOOR

LANDING

Access to loft, window to the side aspect, doors off to:

BEDROOM 1

12'7" x 10'11"

Fitted wardrobes, leaded light windows to the front aspect, radiator, coving to the ceiling.

BEDROOM 2

11'0" x 10'9"

Radiator, window to the rear aspect, coving to the ceiling, TV point, airing cupboard house gas boiler.

BEDROOM 3

7'9" x 7'3"

Leaded light window to the front aspect, radiator.

BATHROOM

Bath with electric "Triton" shower over, rail and curtain, pedestal wash hand basin, low flush WC, radiator, bevelled window to the rear aspect, part tiled walls, extractor fan.

OUTSIDE

GARAGE

22'0" x 8'4"

Driveway affording off street parking for 2/3 cars, Up & over door, power & light connected, window to the rear.

GARDENS

To the rear of the property the 50' garden is laid mainly to lawn with paved patio area, raised flower beds, a mixture of mature trees and shrubs all with a timber fence surround.

LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2,101.91



DIRECTIONS

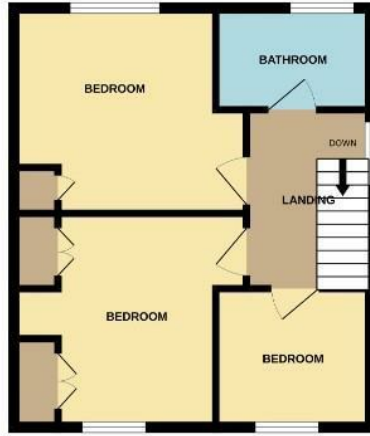
Leaving Bishop's Stortford and heading for Sawbridgeworth/Harlow go past the Boys High School on the right. At the next traffic lights turn right into Whittington Way. Take the first right into Bishops Avenue, left into Hayley Bell Gardens, right into Park Avenue and right again into Grace Gardens and the property will be found on the right hand side.

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



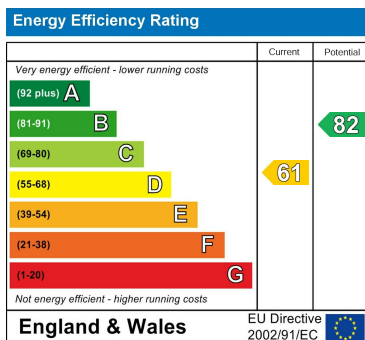
TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Council Tax Band

D

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.