

FREEHOLD



House - End Terrace (EPC Rating: G)

**EAST ROAD**  
**BISHOP'S STORTFORD**  
**CM23 5JG**

Offers In Excess Of  
**£200,000**



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



1



2



G

# 2 Bedroom House - End Terrace located in Bishop's Stortford

**\*\*A PROJECT AND FOR CASH BUYERS ONLY\*\*** A two bedroom end of terrace cottage (approx 56 m2) IN NEED OF COMPLETE RENOVATION situated in a popular road of Victorian & Edwardian houses, located within easy walking distance of the mainline railway station & the town centre. The accommodation comprises lounge, snug/office, kitchen whilst upstairs there are two bedrooms and a bathroom. Outside to the front there is a small garden area (NO REAR GARDEN) to the side of the property there is an allocated parking space. EPC rating G **\*\*BEING SOLD WITH VACANT POSSESSION\*\***

## SITUATION

The busy market town of Bishop's Stortford is just a short distance from the property offering an excellent range of amenities, including multiple shopping facilities, cafes and restaurants, post office, doctor's surgery, Herts & Essex hospital and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 15 minutes' drive away.

## GROUND FLOOR

### PORCH

Front door to:

### LOUNGE

10'0" x 9'11"

Window to the front aspect, fireplace.

### SNUG/OFFICE

11'2" max x 9'5"

Window to the rear aspect, stairs to first floor.

### HALLWAY

Door to the side of the property, storage cupboard, door to:

### KITCHEN

9'10" x 6'9"

Window to the front aspect

## FIRST FLOOR

### LANDING

Window to the side, cupboard, loft access.

## BEDROOM 1

10'1" x 9'11"

Window to the front aspect, cupboard.

## BEDROOM 2

11'1" max x 9'9"

Window to the side aspect, cupboard.

## BATHROOM

Bath, WC, pedestal wash hand basin, cupboard.

## OUTSIDE

There is a small garden to the front (NO REAR GARDEN) and an allocated parking space for one car to the side. In East Road there is also a residents parking scheme run by East Herts.

## LOCAL AUTHORITY

East Herts District Council

Tax Band: C

## DIRECTIONS

From our offices follow the road round and turn right at the traffic lights onto the causeway. Take the first exit at the mini roundabout and continue up the hill heading straight over at the Hockerill traffic lights onto Dunmow road. Follow this road and take the first turning on your right after the mini roundabout on East Road. The property can be found on the left 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.

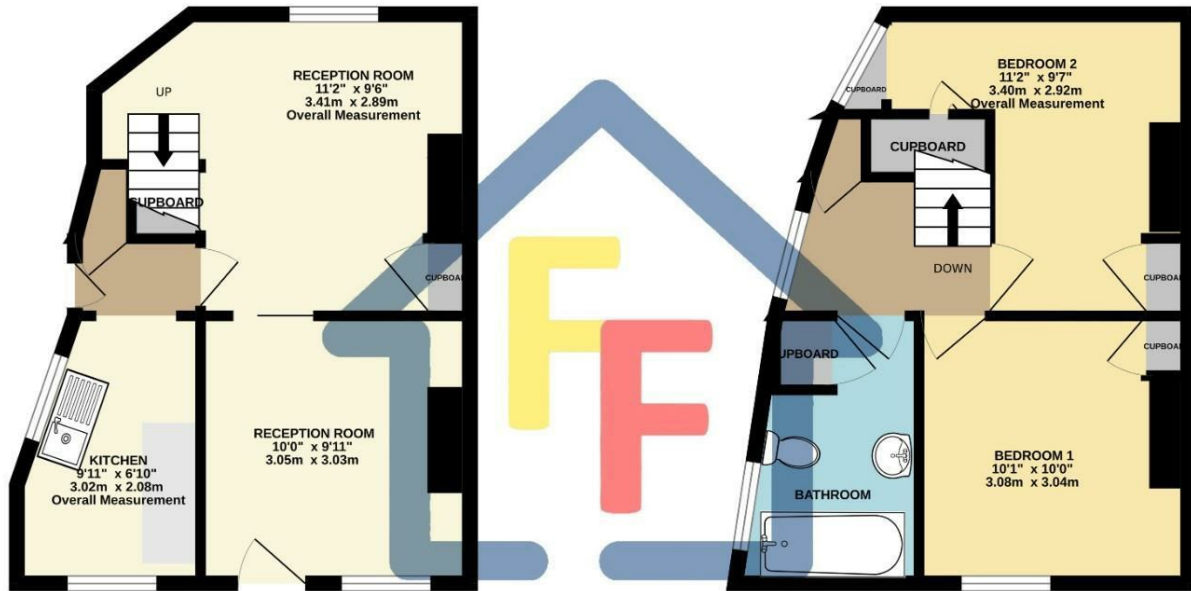
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



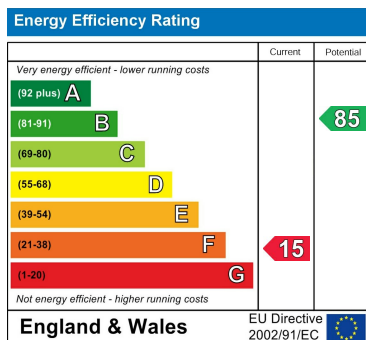
TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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.  
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Council Tax Band

C

Energy Performance Graph



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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.