

FREEHOLD



House - Semi-Detached (EPC Rating: E)

LONDON ROAD
BISHOP'S STORTFORD
CM23 3JY
Price Guide
£650,000

- IN NEED OF UPGRADING
- 5 BEDROOM VICTORIAN VILLA
- THREE FLOORS + BASEMENT
- LOUNGE
- STUDY
- KITCHEN/DINER
- 2 BATHROOMS
- UTILITY ROOM
- 80' REAR GARDEN
- CLOSE TO TOWN CENTRE



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5



2



2



E

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

****NO ONWARD CHAIN**** In need of upgrading, an extended 5 bedroom Victorian Villa situated within a level walk of the town centre and the mainline railway station. The spacious accommodation, which is spread over three floors, comprises, entrance hall, bay fronted lounge, study, kitchen/diner, wet room, utility room and a dry basement cellar. On the first floor, there are 4 bedrooms, shower room, separate WC and on the second floor is bedroom 5. Outside to the front is a block paved driveway affording off street parking for 2 cars, a side gate allows pedestrian access to the 80' rear garden. Additional features include gas central heating and UPVC double glazing.

LOCATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station providing connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25

GROUND FLOOR

ARCH COVERED PORCH

Outside light, front door with stained glass panels leads to:

ENTRANCE HALL

Stairs to the basement and also to the first and second floors, radiator, dado rail, decorative coving and ceiling rose, window to the side aspect, side door to outside, storage cupboard, doors off to:

BASEMENT

17'4" x 11'1"

Stairs from the entrance hall, ideal storeroom, totally dry, window to the side aspect. ****Height restrictions apply****

LOUNGE

15'8" x 13'6"

Bay window to the front aspect, decorative ceiling coving, radiator

STUDY

11'9" x 11'1"

Window to the rear access, radiator, decorative ceiling coving.

KITCHEN/DINER

19'6" x 10'7"

Windows to both side aspects, range of wall and base units with roll top surfaces, inset stainless steel sink, space and plumbing for dishwasher, space for fridge/freezer, standalone gas cooker, radiator door to:

UTILITY ROOM

8'3" x 8'6"

Wall and base units with roll top surfaces over, inset stainless

steel sink, space for fridge/freezer, space and plumbing for washing machine, window to the rear aspect, door to rear garden.

WET ROOM

6'0" x 4'3"

Fully tiled, wall mounted shower, corner wash hand basin, low flush WC, window to the side aspect.

FIRST FLOOR

LANDING

Stairs to the second floor. radiators, window to the side aspect, airing cupboard, doors off to:

BEDROOM 1

13'10" x 11'6"

Range of fitted wardrobes, window to the front aspect, radiator, coving to the ceiling.

BEDROOM 2

10'11" x 10'2"

Fitted wardrobe, radiator, window to the rear aspect, coving to the ceiling.

BEDROOM 3

12'2" x 9'10"

Window to the front aspect, radiator, coving to the ceiling.

BEDROOM 4

9'10" x 5'10"

Window to the front aspect, radiator.

SHOWER ROOM

Walk in double width shower cubicle with tiled surround, pedestal wash hand basin, chrome heated towel rail, opaque window to the side aspect.

SEPARATE WC

Low flush WC, window to the side aspect.

SECOND FLOOR

BEDROOM 5

18'1" x 13'10"

Eaves storage, windows to the side aspect.



OUTSIDE

PARKING

Block paved driveway affording off street parking for two vehicles.

GARDENS

Side gated access leads to the 80' rear garden predominately laid to lawn with flower and shrub border, paved patio with covered pergola over, timber built shed, greenhouse.

LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2,101.91

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.





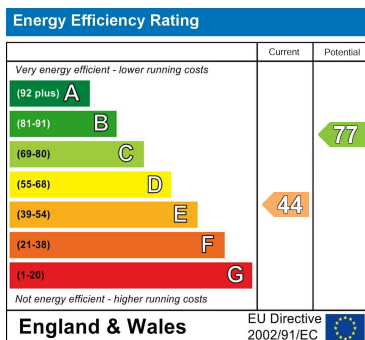
TOTAL FLOOR AREA : 1886 sq.ft. (175.3 sq.m.) approx.

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

D

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

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