

FREEHOLD



House - End Terrace (EPC Rating: )

**THORNBURA GARDENS**  
**BISHOPS STORTFORD**  
**CM23 3NP**  
**Price Guide**  
**£399,950**

- NO ONWARD CHAIN
- 3 BEDROOM
- END TERRACE
- LOUNGE
- KITCHEN/DINER
- BATHROOM
- ATTRACTIVE GARDEN
- GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



3



1



1



# 3 Bedroom House - End Terrace located in Bishops Stortford

**\*\*NO ONWARD CHAIN\*\*** A three bedroom end terraced family home situated close to Richard Whittington primary school and is within walking distance of several other schools and the useful shops at Havers Parade. The town centre and the mainline railway station are less than a mile away. The accommodation comprises enclosed porch, entrance hall, lounge, kitchen/diner, whilst upstairs there are three bedrooms and bathroom. Outside to the front there is a small open aspect garden and to the rear garden which is approximately 40' in length is laid to lawn with patio area. Rear gated access leads to the detached garage with a driveway affording off street parking for one car. Additional benefits include gas central heating and UPVC double glazed windows.

## LOCATION

The busy market town of Bishop's Stortford offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street. 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 10 minutes drive away.

## GROUND FLOOR

### PORCH

Courtesy light, UPVC front door leading to:

### ENCLOSED PORCH

Cupboards housing gas and electric meters, cloaks area, laminate flooring, door with glazed panels leading to:

### ENTRANCE HALL

Stairs to the first floor, radiator, ceiling coving.

### LOUNGE

15'8" x 10'8"

Adam style fireplace with electric fire, TV & telephone points, dado rail, ceiling coving, radiator, window to the rear aspect and patio door to the garden.

### KITCHEN/DINER

15'2" x 9'6"

Range of wall and base units with drawers and cupboards below with roll top work top surfaces over, tiled splash backs, inset stainless steel one and a quarter sink with mixer tap, New World built in electric oven with grill over, space and plumbing for washing machine, ceramic hob with extractor over, fridge, tiled

floor, ceiling coving, radiator, storage cupboard, window to the front aspect.

## FIRST FLOOR

### LANDING

Window to the side aspect, access to loft space, ceiling coving, cupboard housing gas boiler, linen cupboard, dado rail, doors off to:

### BEDROOM 1

11'6" x 8'8"

Fitted wardrobes, overhand cupboards, radiator, ceiling coving, window to the rear aspect.

### BEDROOM 2

Built in wardrobe, ceiling coving, telephone point, window to the front aspect, radiator

### BEDROOM 3

Range of fitted wardrobes, radiator, window to the rear aspect,

### SHOWER ROOM

Low flush WC, pedestal wash hand basin, shower cubicle, radiator, bevelled window to the front aspect, laminate flooring, fully tiled walls,

## OUTSIDE

### GARDEN

Attractive 40' rear garden laid mainly to lawn with flower and shrub borders, patio area, pathway to garage and rear access, part brick and timber fence surround.

### GARAGE

18'0" x 8'4"

Up and over door, driveway with parking for one vehicle in front.



#### LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2200.06

#### 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 : 814 sq.ft. (75.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**01279 658758**

[sales@fordycefurnivall.co.uk](mailto:sales@fordycefurnivall.co.uk)

[www.fordycefurnivall.co.uk](http://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.