

LEASEHOLD



Bungalow - Terrace (EPC Rating: D)

**NIGHTINGALES**  
**BISHOP'S STORTFORD**  
**CM23 5JQ**  
**Price Guide**  
**£245,000**

- BUNGALOW
- 1 DOUBLE BEDROOM
- LOUNGE/DINER
- KITCHEN
- SHOWER ROOM
- PRIVATE REAR PAVED COURTYARD
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING
- POPULAR LOCATION
- NEAR TO TOWN



**Fordyce Furnivall**  
Residential Sales & Letting Agents



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D

# 1 Bedroom Bungalow - Terrace located in Bishop's Stortford

**\*\*BEING SOLD WITH VACANT POSSESSION\*\*** A unique opportunity to acquire a one double bedroom bungalow/ground floor apartment forming part of the converted grade II listed nursing quarters of the old Herts and Essex hospital, situated in a popular location within easy walking distance of Bishop's Stortford s town centre and mainline railway station. The well presented accommodation comprises entrance hall, lounge/diner, kitchen, double bedroom and shower room. Outside to the rear is a private courtyard, to the front communal gardens laid to lawn. There is one allocated parking space and further visitor's spaces. Additional features include double glazing and electric heating.

## LOCATION

Situated in a sought after area and is not far from the town centre which offers an excellent range of shopping, dining and entertainment establishments. The mainline railway station is even closer and can be accessed via a very pleasant walk down Warwick Road which comes out opposite one of the station's entrances and the useful Aldi supermarket. Nightingales is well located for access to Junction eight of the M11 motorway and the by-pass/A120 for journeys east and west.

## GROUND FLOOR

### PORCH

Courtesy light, front door with glazed panels leading to:

### ENTRANCE HALL

Double glazed window to front, airing cupboard, full height storage cupboard, smoke alarm, electric wall mounted heater, laminate flooring.

### LOUNGE/DINER

16'5" x 10'0"

Two windows to the rear aspect, laminate flooring, electric radiators, TV & telephone points, through to:

### KITCHEN

8'7" x 8'2"

Range of wall and base units with work top surfaces over, drawers and cupboards under, tiled splash backs, inset stainless steel sink with mixer tap, integrated fridge/freezer, space and plumbing for washing machine, built in oven with ceramic hob with chimney style extractor hood over, tiled flooring, door to rear courtyard,

## BEDROOM

8'10" x 8'7"

Full range of fitted wardrobes, electric radiator, two windows to the front aspect, laminate flooring.

## SHOWER ROOM

Walk in shower cubicle with shower wall panel surround, wash hand basin with vanity cupboard under, low flush WC with concealed cistern, shelving over, heated towel rail, extractor fan.

## OUTSIDE

### COURTYARD

Paved courtyard with timber built garden shed

### PARKING

One allocated parking space and further visitor's parking

## LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£1,868.37 p.a.

## LEASE DETAILS

Ground Rent £200 p.a.

Service charge: :£85 per calendar month

Lease: 130 years remaining

## 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



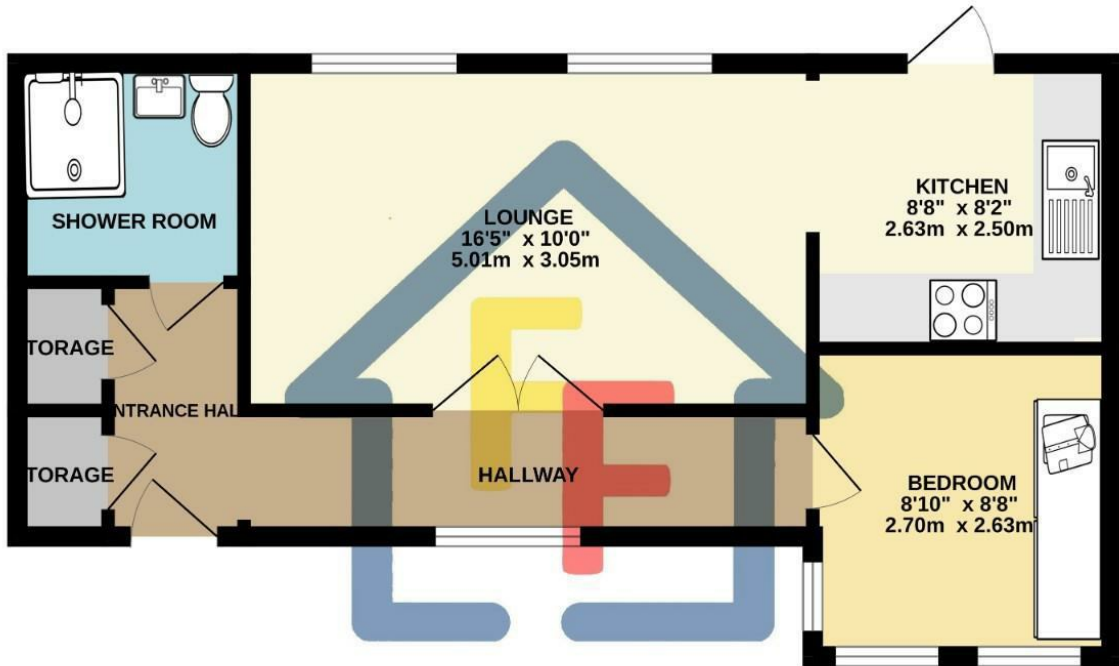
general guide to the property.

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  
461 sq.ft. (42.8 sq.m.) approx.

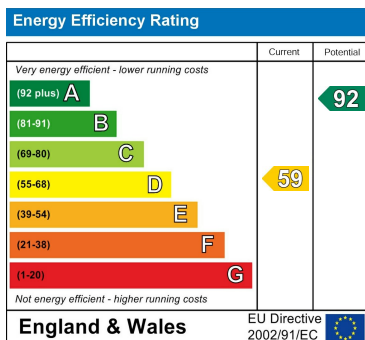


TOTAL FLOOR AREA : 461 sq.ft. (42.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.