

House - End Terrace (EPC Rating: D)

THE PADDOCK

BISHOP'S STORTFORD

CM23 4JN

Per Calendar Month

£1,300 Per

- WELL PRESENTED
- 2 BEDROOMS
- QUARTER/CLUSTER HOUSE
- SITTING ROOM
- KITCHEN WITH FRIDGE, WASHING MACHINE, OVEN & GAS HOB
- BATHROOM
- PATIO AREA
- 2 ALLOCATED PARKING SPACES
- CLOSE TO ALL LOCAL AMENITIES
- AVAILBLE FROM 1ST AUGUST



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



D

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

Being offered UNFURNISHED and available from 1st August a well presented 2 bedroom cluster house situated in a quite cul de sac in the very popular Thorley Park development close to all local amenities. The accommodation which is spread over three floors (loft conversion) comprises, entrance hall with cloaks cupboard, sitting room, large understairs cupboard with washing machine, fitted kitchen with electric oven, gas hob & fridge. On the first floor there is a double bedroom with bathroom and on the second floor is bedroom 2 with Velux windows. Outside to the front is a patio and two allocated parking spaces. Additional features include gas central heating and UPVC double glazed windows throughout. ****SORRY NO SHARERS AND NO PETS****

SITUATION

Thorley Park is within walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance, including multiple shopping facilities, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

GROUND FLOOR

ENCLOSED PORCH

Large cloaks cupboard, door through to:

SITTING ROOM

12'7" x 9'6"

Radiator, window to the front aspect.

KITCHEN

9'6" (max) 0'0"

Range of wall and base units with work top surfaces over, inset stainless steel sink, tiled splash backs, electric oven with gas hob with chimney style extractor hood over, undercounter fridge/freezer, washing machine, window to the side aspect, large understairs cupboard for storage.

FIRST FLOOR

LANDING

Airing cupboard housing combi gas boiler, stairs to second floor, doors off to:

BEDROOM 1

12'7" x 9'6"

Radiator, window to the front aspect.

BATHROOM

Bath with shower over, folding glass screen, low flush WC, pedestal wash hand basin, tiled walls, chrome heated towel rail.

SECOND FLOOR

LANDING

Velux window, door to:

BEDROOM 2

Two Velux windows, radiator (Agent's note - height restrictions apply)

OUTSIDE

Patio area to the front

PARKING

2 Allocated parking spaces.

LOCAL AUTHORITY

East Herts District Council

Tax Band: B

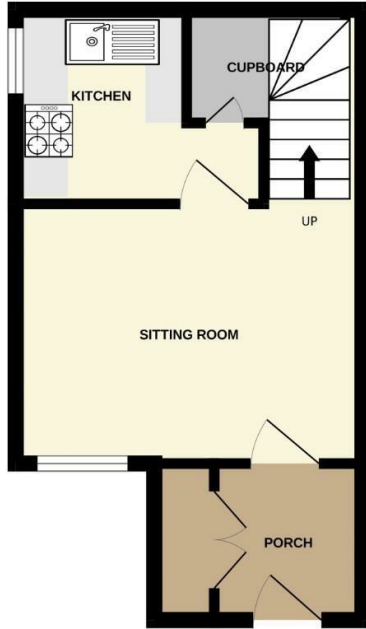
£1,388.89 p.a.

AGENT'S NOTE

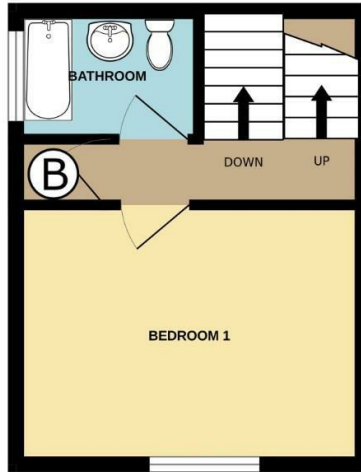
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
- 2.. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



2ND FLOOR
121 sq.ft. (11.2 sq.m.) approx.



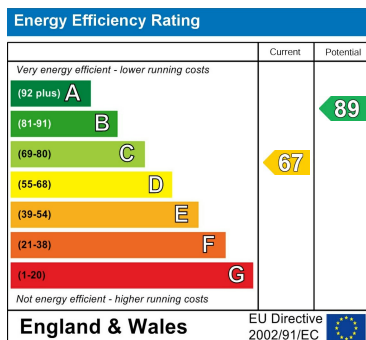
TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

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

B

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.