

FREEHOLD



House - End Terrace (EPC Rating: D)

SOUTHMILL ROAD
BISHOP'S STORTFORD
CM23 3DH
Price Guide
£445,000

- EXCEPTIONAL VICTORIAN COTTAGE
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- 50' REAR GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- RESIDENTS PARKING SCHEME



Fordyce Furnivall
Residential Sales & Letting Agents



3



1



2



D

3 Bedroom House - End Terrace located in BISHOP'S STORTFORD

****NO ONWARD CHAIN**** A well presented 3 bedroom end of terrace attractive Victorian cottage located in an enviable position within easy walking distance of the town centre and mainline railway station. The spacious accommodation comprises entrance hall, open plan lounge/dining room, kitchen and bathroom while on the first floor there are three bedrooms. The front garden is laid with decorative stones, a side gated pedestrian access leads to the 50' rear garden, laid mainly to lawn, mature trees and shrubs, timber built shed, timber fence surround. Additional benefits include double glazing throughout and gas central heating throughout. Residents parking scheme available.

SITUATION

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 provides 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

ENTRANCE HALL

Oak wood floor, radiator, stairs to the first floor, doors off to:

LOUNGE

15'1" x 9'10"

Bay window to the front aspect, original floorboards, radiator, T.V point, square archway opening into:

DINING ROOM

12'9" x 10'4"

Original floorboards, radiator, UPVC double glazed door onto the rear garden, door into:

KITCHEN

9'0" x 9'0"

Fitted with base and eye level units and complementary wood work surfaces over, inset ceramic sink, built-in Bosch electric oven, ceramic hob with chimney style extractor over, space and plumbing for washing machine, space for fridge/freezer, window to the side aspect, door into:

BATHROOM

7'8" x 8'8"

Panelled bath with hand held shower over, shower cubicle, low flush WC with concealed cistern, vanity cupboard to the side and shelving over, wash hand basin with vanity unit under, chrome heated towel rail, part tiled walls, tiled floor, frosted window to the rear aspect.

FIRST FLOOR

LANDING

Access to the loft space, doors off to

BEDROOM 1

11'10" x 11'5"

UPVC double glazed window to the front aspect, 2 x fitted wardrobes, radiator.

BEDROOM 2

11'10" x 7'3"

UPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

8'11" x 9'1"

UPVC double glazed window to the rear aspect, radiator, cupboard housing gas boiler.

OUTSIDE

GARDEN

The front garden is laid with decorative stones lawn a side gated pedestrian access leads to the 50' rear garden, laid mainly to lawn, mature trees and shrubs, timber built shed, timber fence surround.

PARKING

The property benefits from a residents permit parking scheme.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£1,782.29

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.

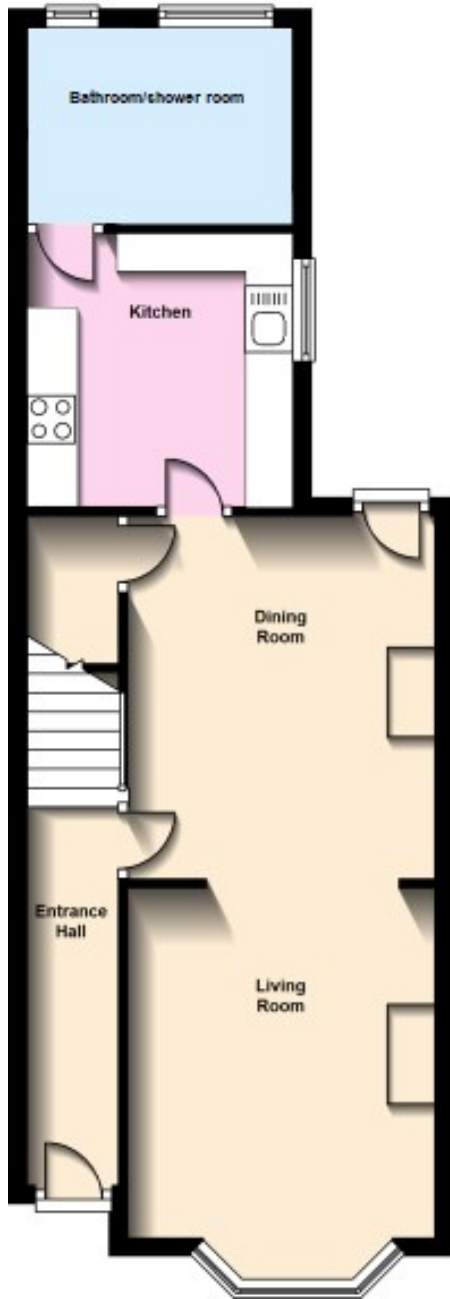
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

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.

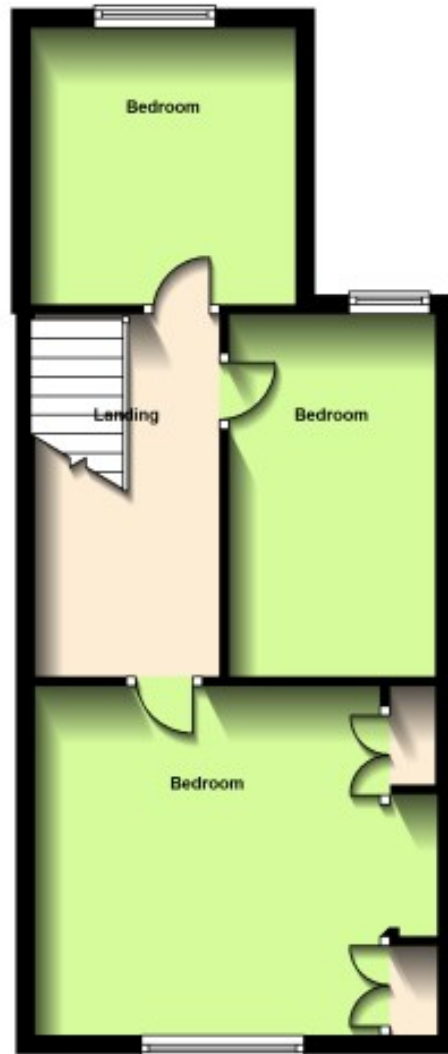
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor



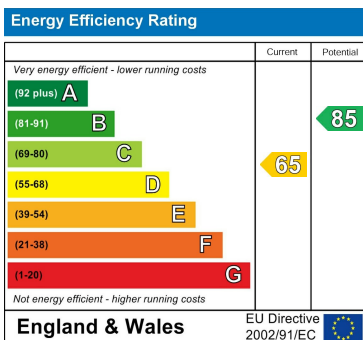
First Floor



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.