

LEASEHOLD



Maisonette (EPC Rating: E)

HIPKINS

BISHOP'S STORTFORD

CM23 4DY

Price Guide

£225,000

- SPACIOUS GROUND FLOOR MAISONETTE
- ONE DOUBLE BEDROOM
- LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM
- RECENTLY RENOVATED
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZING
- ECONOMIC SMART ELECTRIC HEATING
- 2 ALLOCATED PARKING SPACES



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E

1 Bedroom Maisonette located in BISHOP'S STORTFORD

****IDEAL FOR FIRST TIME BUYERS OR INVESTORS**** A spacious one bedroom ground floor maisonette (120 years lease) that has recently been refurbished with a private garden situated in the very popular Thorley Park development near to all local amenities. The accommodation comprises its own front door, entrance hall, lounge/diner, fitted kitchen, double bedroom and bathroom. Outside to the front are two allocated parking spaces, a side pedestrian access leads to the rear garden that is laid to lawn with a timber built garden shed. Additional features include economic electric heating and UPVC double glazed windows throughout. ****NO ONWARD CHAIN. POTENTIAL MONTHLY RENT OF £1,250****

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

PORCH

Overhanging porch, UPVC front door leading to:

ENTRANCE HALL

Laminate flooring, coving to the ceiling, doors off too:

LOUNGE/DINER

12'10" x 10'10"

Laminate flooring, coving to the ceiling, UPVC double glazed window to the front aspect, electric radiator, storage cupboard, door to:

KITCHEN

14'3" x 5'7"

Range of wall and base units with roll top working surfaces over with draws and cupboards below, tiled splashbacks, stainless steel sink with mixer taps, electric hob with a Zanussi eclectic oven below and a chimney style extractor over, space for washing machine, cupboard housing pressurised hot water cylinder, fridge/freezer, laminate flooring, electric

radiator, UPVC double glazed window and door to the rear garden, coving to the ceiling.

BEDROOM

10'10" x 8'6"

UPVC double glazed window to the rear aspect, coving to the ceiling, electric radiator, laminate flooring, built is double wardrobe and single storage cupboard.

BATHROOM

Bath with electric shower over, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan.

OUTSIDE

GARDEN

The rear garden is laid mainly to lawn with timber fence surround. Timber shed ideal storage.

PARKING

Outside to the front there are two allocated parking spaces.

LEASE DETAILS

Lease 120 years left
Ground rent £175 pa
Insurance £408 pa
No service charge

LOCAL AUTHORITY

East Herts District Council
Tax Band: B
£1,559.51

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification



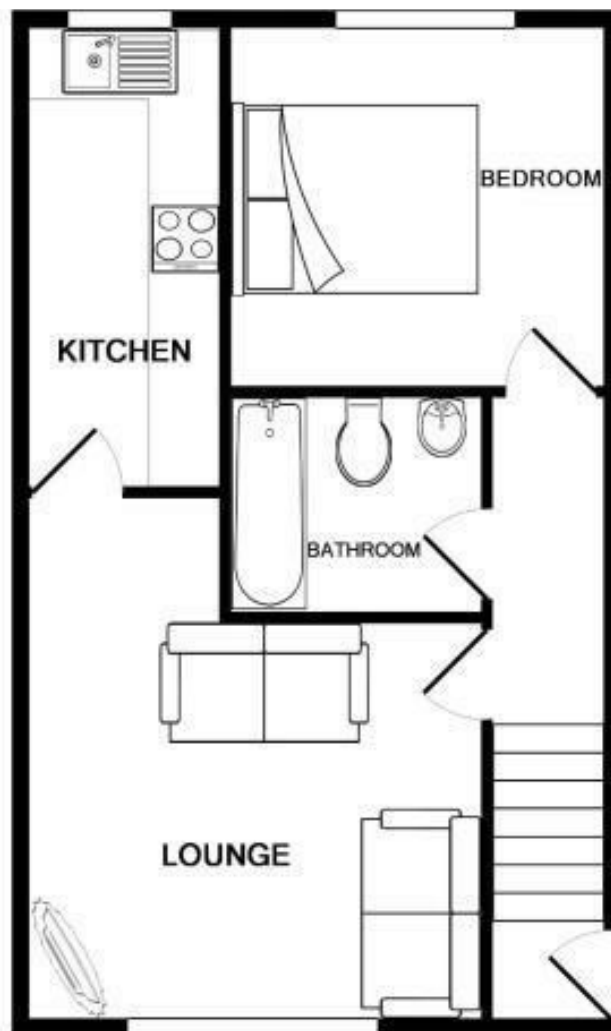
documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





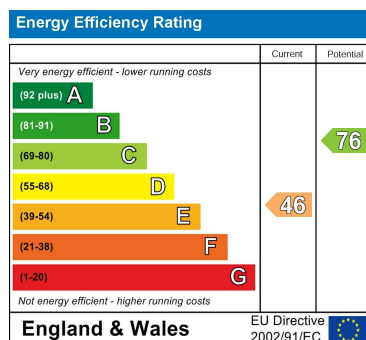
HIPKINS
TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.