

FREEHOLD



House - Terraced (EPC Rating: C)

**ELLENBOROUGH CLOSE
BISHOP'S STORTFORD**

CM23 4HU

Price Guide

£349,950

- 2 BEDROOMS
- STAGGERED MID TERRACE
- MUCH IMPROVED
- SITTING ROOM/DINER
- KITCHEN
- BATHROOM
- LARGER THEN AVERAGE SOUTH FACING REAR GARDEN
- CAR PORT FOR TWO CARS
- GAS CENTRAL HEATING
- EXCELLENT CONDITION



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



C

2 Bedroom House - Terraced located in Bishop's Stortford

A much improved 2 bedroom staggered terraced family home with a larger than average garden situated in the very popular Thorley development only a 20 minute walk to the town centre and railway station. The extremely well presented accommodation comprises entrance hall, sitting room/diner, kitchen, whilst upstairs are two bedrooms and a family bathroom. Outside the property enjoys a larger than average rear south facing garden laid mainly to lawn with a paved patio area, a paved pathway leads to direct access to the covered car port affording off street parking for two vehicles. Additional features include UPVC double glazed windows and doors throughout, recently fitted gas central heating system and electrics.

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 from the property and include 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

OVERHANGING PORCH

Courtesy light, storage cupboard, composite front door with glazed panels leading to:

ENTRANCE HALL

Wood laminate flooring, storage cupboards, radiator, inset downlights, stairs to the first floor,

SITTING ROOM/DINER

15'8" max x 11'5"

UPVC door to the garden, windows to the rear aspect, radiator, wood laminate flooring, inset downlights, storage cupboard,

KITCHEN

10'8" x 5'7"

A range of eye and base level units with complementary roll top work surfaces with inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built in electric oven, gas hob with chimney style extractor

hood over, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, inset downlights, window to the front aspect.

FIRST FLOOR

LANDING

Glass balustrading, access to part boarded loft via pull down ladder, housing gas combi boiler, inset downlights, doors off to:

BEDROOM 1

11'5" x 9'4"

Window to the rear aspect, radiator, inset downlights.

BEDROOM 2

11'7" max x 9'10"

Window to the front aspect, radiator, inset downlights, over stairs storage cupboard.

BATHROOM

Panel bath with Aqualisa smart shower remote control, wash hand basin with vanity cupboard, low flush WC with shelving over, chrome heated towel rail, extractor fan, fully tiled walls and flooring.

OUTSIDE

GARDENS

Lawned front garden with pathway leading to the front door, a larger than average south facing rear garden laid mainly to lawn, paved patio area with paved path leading up to a further paved space to the top with wooden garden shed and gated access leading through to the covered carport with parking for 2 vehicles

PARKING

Covered car port with off street parking for two cars.



LOCAL AUTHORITY

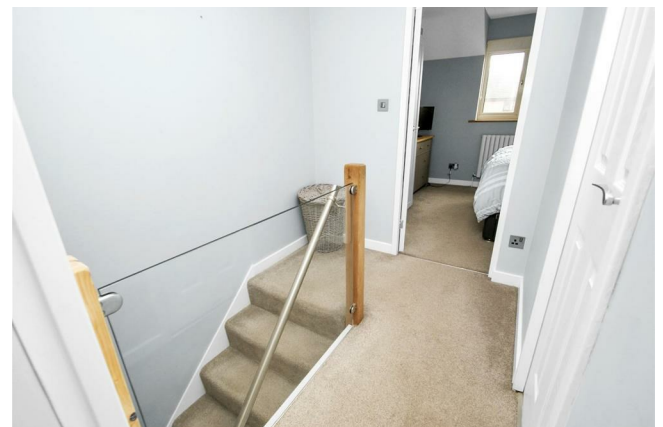
East Herts District Council

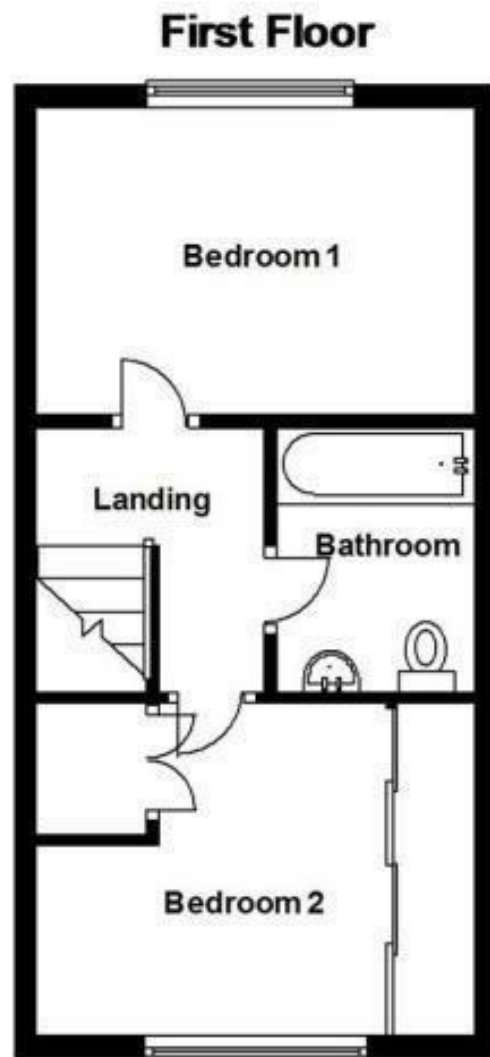
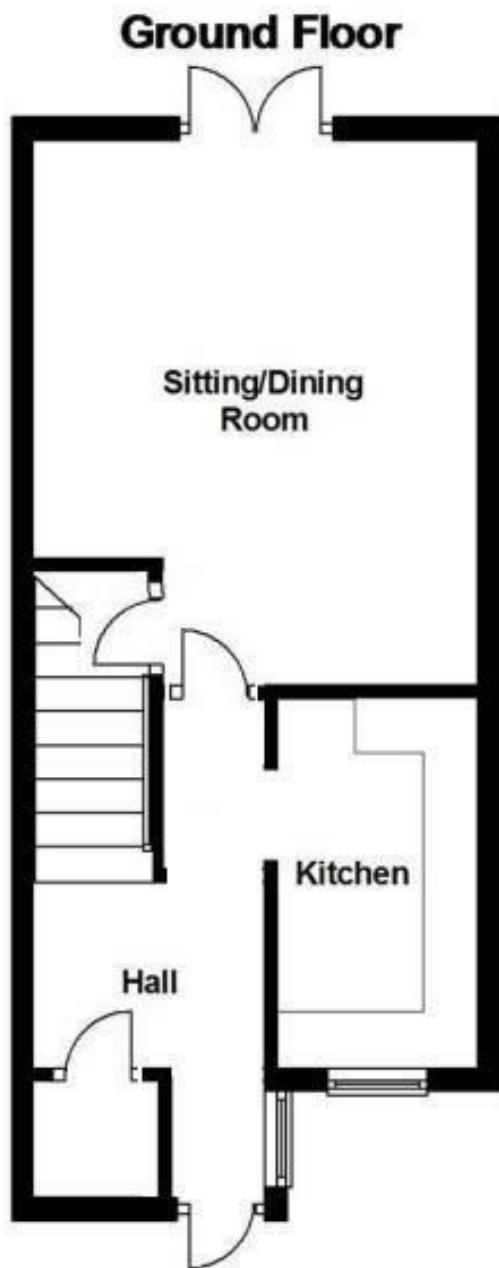
Tax Band C

£1,716.80

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.



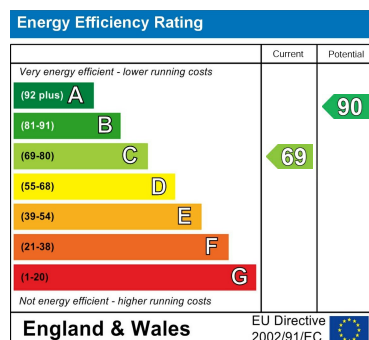


APPROX GROSS INTERNAL FLOOR AREA 725 SQFT
 This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**

Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

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.