

FREEHOLD



House - Terraced (EPC Rating: D)

NORTHOLT AVENUE
BISHOPS STORTFORD
CM23 5DU
Price Guide
£380,000

- 3 BEDROOMS
- TERRACED
- LOUNGE
- KITCHEN/DINER
- CLOAKROOM
- CONSERVATORY
- BATHROOM
- 40' PAVED GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Fordyce Furnivall
Residential Sales & Letting Agents



3 Bedroom House - Terraced located in Bishops Stortford

****NO ONWARD CHAIN**** A spacious 3 bedroom mid terraced property situated in a popular location within easy walking distance to local shops, the town centre and mainline station. The accommodation comprises entrance lobby, cloakroom, entrance hall, kitchen/diner, lounge and conservatory while on the first floor there are three bedrooms and the bathroom. The front garden is laid with shingle, paved pathway leading to the front door while the 40' rear garden is blocked paved with rear gated access, garden shed and timber fence surround. Additional benefits include gas central heating & UPVC double glazing.

SITUATION

The property is situated within easy walking distance to a local parade of shops including a butchers, supermarket, bakers, off licence, post office, bookmakers, dry cleaners, pharmacy and fish & chip shop. The busy market town of Bishop's Stortford is only a short walk from the property, which offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. There is nearby access for the M11 and M25 orbital motorway.

GROUND FLOOR

PORCH

Composite front door with glazed panels, through to:

ENTRANCE PORCH

CLOAKROOM

Frosted window to the front aspect, low flush WC, wall mounted wash hand basin, fully tiled walls, wall mounted electric heater.

ENTRANCE HALL

Stairs to first floor, storage cupboard, radiator, doors off to:

KITCHEN/DINER

14'4" x 9'6"

Fitted with base and eye level units with complementary work surface over, inset 1 1/4 composite sink, tiled splash back, Hotpoint double oven, Hotpoint ceramic hob with chimney style extractor hood over, radiator, space for washing machine and fridge/freezer, part tiled walls, vinyl flooring, window to the front aspect.

LOUNGE

16'0" x 15'1"

Cupboard housing meters, radiators, windows to the rear aspect, sliding patio doors through to:

CONSERVATORY

11'5" x 9'6"

Dwarf brick wall with double glazed panels over, vinyl flooring, french doors opening onto the rear garden.

FIRST FLOOR

LANDING

Access to loft space, airing cupboard house hot water cylinder, doors off to:

BEDROOM 1

15'5" x 9'5"

Range of fitted wardrobes, radiator, window to the front aspect.

BEDROOM 2

14'9" x 7'4"

Window to the rear aspect, radiator.

BEDROOM 3

12'7" x 6'5"

Window to the rear aspect, cupboard housing gas boiler, radiator.

BATHROOM

Bath with shower over, glazed screen, low flush WC, pedestal wash hand basin, frosted window to the front, radiator.

OUTSIDE

GARDEN

The front garden is laid to shingle with paved pathway leading to the front door. The 40' rear garden is paved throughout with raised flower beds, metallic garden shed, rear gated pedestrian access, timber surround.



PARKING

On street parking, permits NOT required.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£1,956.15

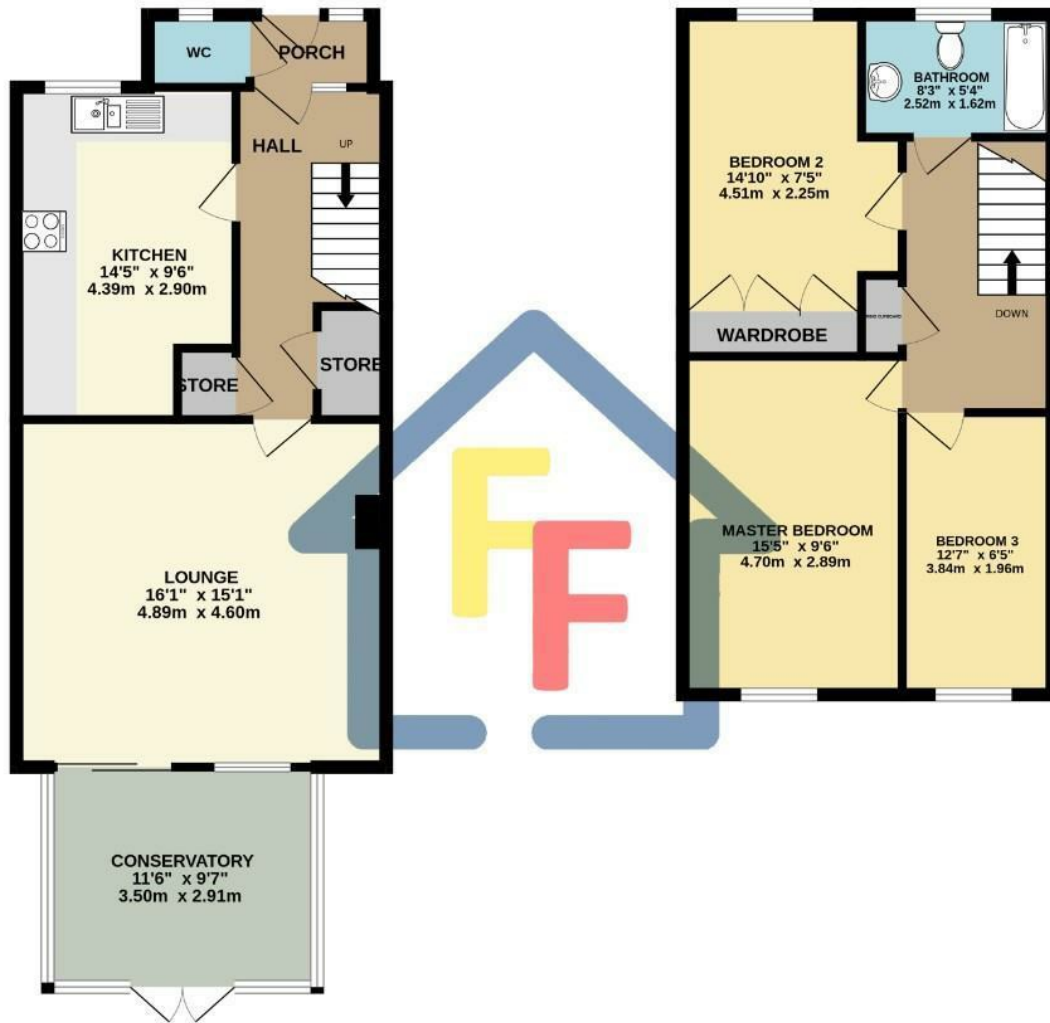
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1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While 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
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



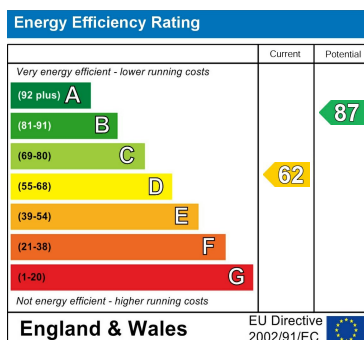
TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

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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