

FREEHOLD



House - End Terrace (EPC Rating: D)

NORFOLK WAY
BISHOP'S STORTFORD
CM23 3PN
Price Guide
£425,000

- EXTENDED FAMILY HOME
- 4 BEDROOMS
- END TERRACED
- SITTING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- FAMILY BATHROOM
- EN SUITE CLOAKROOM
- 50' REAR GHARDEN
- OFF STRTEET PARKING FOR 3 CARS



Fordyce Furnivall
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4



1



1



D

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

An extended 4 bedroom end terraced family home situated close to local schools & only a few minutes walk from an excellent range of shops at Havers Parade including Tesco's Express, post office, supermarket, laundry and off licence and within a 20 minute walking distance of the town centre and mainline railway station. The accommodation comprises entrance hall, sitting room, kitchen/diner, utility room whilst upstairs there are 4 bedrooms and a family bathroom. Outside to the front there is a block paved driveway affording off street parking for up to 3 cars. The 50' rear garden is laid mainly to lawn with a paved patio area, timber garden shed and timber fence surround. Additional features include gas central heating and double glazed UPVC windows throughout.

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

PORCH

UPVC front door leading to:

ENTRANCE HALL

Stairs to first floor, opening to

SITTING ROOM

19'2" x 11'7"

Patio doors to the rear garden, window to the front aspect, radiator, understairs cupboard, TV & telephone points.

KITCHEN/DINER

19'3" x 9'1"

Range of wall and base units with granite effect work surfaces over, drawers and cupboards under, tiled splashbacks, built in Belling electric oven, 4 ring gas hob with chimney style extractor hood over, stainless steel single drainer sink unit with mixer tap, wall mounted gas boiler, radiator, ceramic tiled and wood effect laminate flooring, double glazed window to the front and rear aspects, door to the rear garden, arch to

UTILITY ROOM

Space for fridge/freezer, space and plumbing for washing machine, window to the rear aspect.

FIRST FLOOR

LANDING

Access to part boarded loft, doors off to:

BEDROOM 1

12'7" x 9'1"

Window to the front aspect, radiator, door to:

ENSUITE WC

Pedestal wash hand basin, Saniflow WC, beveled window to the front aspect, radiator.

BEDROOM 2

12'1" x 9'6"

Window to the front aspect, radiator.

BEDROOM 3

9'5" x 7'4"

Window to the rear aspect, radiator, built in airing cupboard with newly fitted hot water cylinder.

BEDROOM 4

9'1" x 6'3"

Window to the rear aspect, radiator.

BATHROOM

Bath with Mira electric shower over, glazed screen, pedestal wash hand basin, low flush WC, fully tiled walls, beveled window to the rear aspect, heated towel rail, ceramic tiled floor, extractor fan

OUTSIDE

GARDEN

The 50' rear garden is laid mainly to lawn with a paved patio area, outside tap & light, timber built garden shed, timber fence surround with side gate for pedestrian access.

PARKING

Blocked paved driveway affording off street parking for up to 3 cars.



LOCAL AUTHORITY

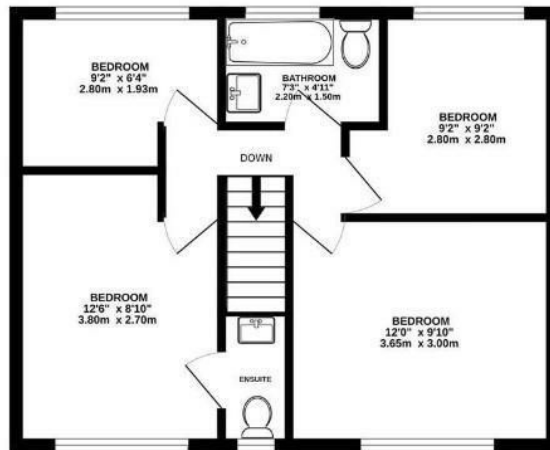
East Herts District
Tax Band: D
£2,200.66

AGENT'S NOTE

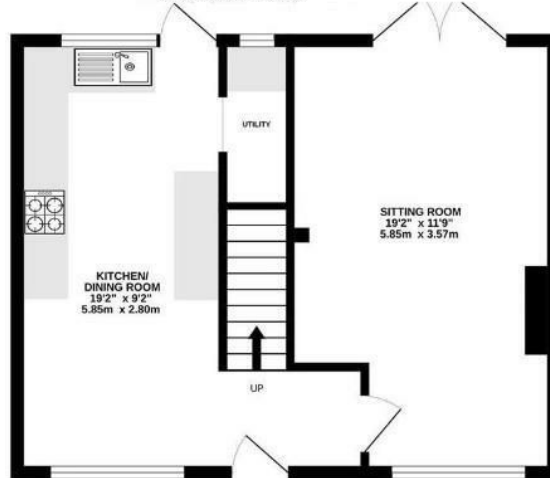
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions 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.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

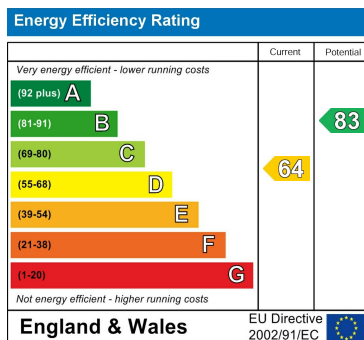
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Council Tax Band

D

Energy Performance Graph



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