



House - Semi-Detached (EPC Rating: E)

PORTLAND ROAD
BISHOP'S STORTFORD
CM23 3SL
Per Calendar Month
£2,000 Per

- FULLY FURNISHED
- AVAILABLE FROM 2nd JUNE
- 3 BEDROOMS
- 2 BATHROOMS
- CHARACTER SEMI DETACHED
- LOUNGE
- DINING ROOM
- KITCHEN
- GARDEN
- RESIDENT PARKING SCHEME



Fordyce Furnivall
 Residential Sales & Letting Agents



3 Bedroom House - Semi-Detached located in Bishop's Stortford

Being offered fully furnished and available from June 2nd a beautifully presented 3 bedroom 2 bathroom character semi-detached family home situated in the heart of town in one of Bishop's Stortford sought after streets, Portland Road. The accommodation comprises entrance lobby, lounge, dining room, fully fitted kitchen, whilst upstairs there are three bedrooms and two bathrooms one being an ensuite to the master bedroom. Outside a side gate allows pedestrian access to the rear patio with steps leading to the 30' garden laid mainly with timber fence surround. Timber built garden shed. There is a residents car park close by and East Herts District Council also offer a residents permit parking scheme at a cost of £70.00 a year for one car. Additional features include gas central heating and double glazing throughout. ****SORRY NO PETS & NO SHARERS****

SITUATION

Portland Road runs parallel to the main high street which offers an array of shops and restaurants all accessible within a few minutes' walk. The mainline station is also located nearby which serves London Liverpool Street, Tottenham Hale and Cambridge. Local primary and secondary schools are also within easy walking distance.

GROUND FLOOR

PORCH

Courtesy light, composite front door leading to:

ENTRANCE LOBBY

Stairs to first floor, doors off to:

LOUNGE

13'1" x 11'10"

Bay window to the front aspect with plantation shutter blinds, feature fireplace incorporating gas fire, TV & telephone points, radiator, carpet flooring, ceiling coving.

DINING ROOM

11'10" x 10'9"

Decorative feature fireplace, wood flooring, windows to the side and rear, ceiling coving, walk-in understairs storage cupboard, radiator.

KITCHEN

16'11" x 7'10"

Range of wall and base units with drawers & cupboards under, Granite work top surfaces over, inset ceramic sink with mixer taps, integrated fridge/freezer, freestanding washing machine & tumble drier, gas hob with extractor hood over, built in Bosch double oven,

radiator, Granite top breakfast bar, tiled flooring, window to the side and rear aspects, stable door to the side, cupboard housing gas boiler, inset ceiling spots.

FIRST FLOOR

LANDING

Ceiling coving, doors off to:

BEDROOM 1

11'10" x 10'11"

Window to the front aspect with plantation shutter blinds, radiator, built in wardrobe, ceiling coving, door to:

ENSUITE SHOWER ROOM

Walk in shower, WC with concealed cistern, wash hand basin with vanity unit below, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan.

BEDROOM 2

9'8" x 9'4"

Window to the rear aspect, radiator, built in cupboard, ceiling coving.

BEDROOM 3

8'10" x 8'0"

Window to the rear aspect, radiator.

BATHROOM

Bath with shower over, glazed screen, low flush WC, wash hand basin with vanity unit under, tiled walls and flooring, frosted window to the side aspect, chrome heated towel rail.

OUTSIDE

To the side of the property there is gated access leading



to the patio area with steps up the the 30' rear garden laid to lawn with flower and shrub borders, timber fence surround, garden shed.

For parking this area is part of permit controlled parking scheme where residents can purchase a permit from East Herts District Council at a cost of £70.00 a year.

There is a residents car park close by and E.H.D.C. also offer a residents permit parking scheme.

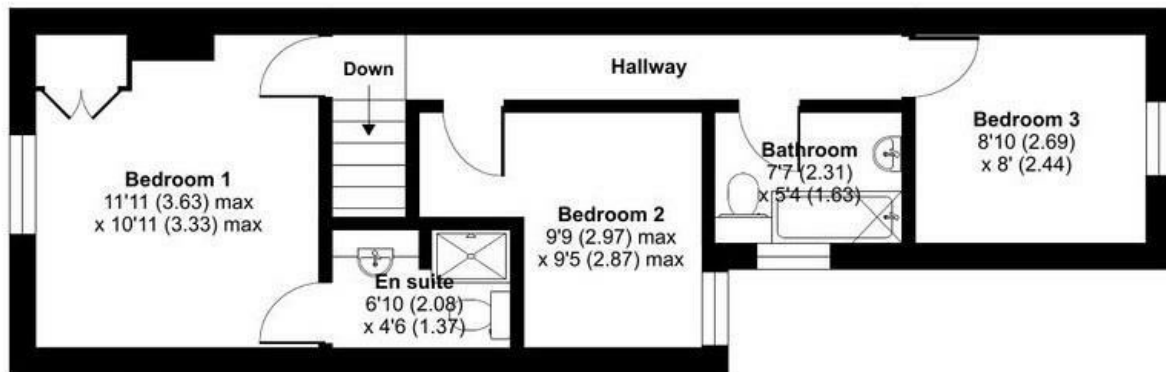
LOCAL AUTHORITY

East Herts District Council

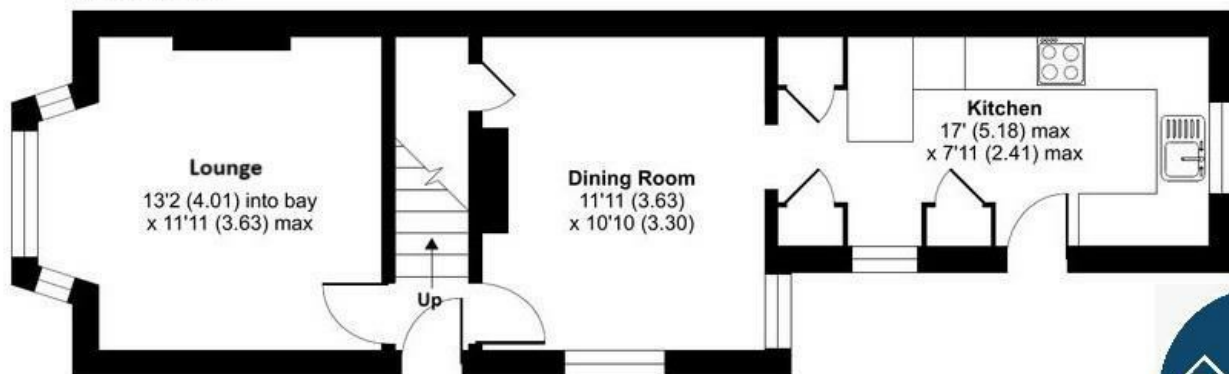
Tax Band: D

£2,200.66





FIRST FLOOR



GROUND FLOOR

Approximate Area = 898 sq ft / 83.4 sq m

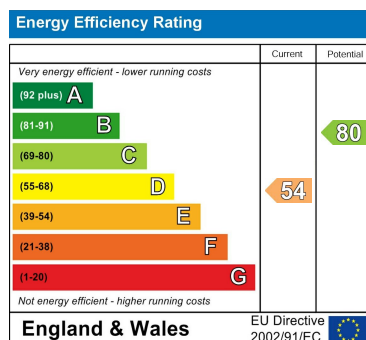
For identification only - Not to scale



Council Tax Band

D

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.