

FREEHOLD



House - Terraced (EPC Rating: C)

MILL STREET
BISHOP'S STORTFORD
CM23 3DR
Price Guide
£365,000

- CHARMING VICTORIAN COTTAGE
- 5 MINUTE WALK TO TOWN CENTRE
- 2/3 BEDROOMS (3rd COMING OFF SECOND)
- LOUNGE
- DINING ROOM
- DOWNSTAIRS BATHROOM
- KITCHEN
- 45' WEST FACING REAR GARDEN
- PERMIT PARKING
- GAS C/Htg & UPVC DOUBLE GLAZING



Fordyce Furnivall
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3



1



1



C

3 Bedroom House - Terraced located in Bishop's Stortford

A charming 2/3 bedroom Victorian cottage situated in a quiet cul-de-sac just a 5 minute walk to the town centre and the mainline railway station. The accommodation comprises entrance porch, lounge, dining room, kitchen and bathroom, whilst upstairs there are two generous double bedrooms and a versatile third bedroom accessed via bedroom two, ideal for use as a study, nursery, or dressing room. Outside the 45' west facing rear garden is laid mainly to lawn with a paved patio area, timber built garden shed, rear gated access and timber fence surround. On-street permit parking is available from the local council for up to two cars . Additional features include gas central heating ,UPVC double glazing through out and fibre broadband to the premises. Ideal purchase for first time buyers or investors.

SITUATION

Mill Street is located just a 5 minute walk from Bishop's Stortford train station, the property is ideal for commuters, with direct services to London Liverpool Street in as little as 35 minutes, Cambridge in 30 minutes and Stansted Airport nearby. The town centre is also within walking distance offering a comprehensive range of amenities including multiple shopping facilities, excellent schooling for all ages, many sports and social facilities. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

ENTRANCE PORCH

Window to side and step up to multi-paned glazed door leading to:

LOUNGE

11'5" x 11'9"

Feature Yorkstone open fireplace with stone mantle and hearth, Oak flooring, UPVC double glazed window to front, radiator, TV and telephone points and archway through to:

DINING ROOM

11'11" x 9'10"

Stairs to first floor with storage cupboard under, Oak flooring, UPVC double glazed window to rear and multi-paned glazed door through to:

KITCHEN

8'2" x 6'10"

Range of matching base and eye level units incorporating cupboards and drawers with matching rolled edge working surfaces, tiled splash backs, inset stainless steel sink with monobloc mixer taps, plumbing and space for washing machine, space for fridge/freezer, built-in Indesit oven with Indesit ceramic hob and extractor fan over, tiled flooring, UPVC double glazed window and glazed door to side, door to:

BATHROOM

"P" shaped bath with shower over, glazed screen, low flush WC, wash hand basin with vanity cupboards under, chrome heated towel rail, dual aspect opaque UPVC double glazed windows to side and rear, fully tiled walls, ceramic tiled flooring, extractor fan.

LANDING

Access to part boarded loft, doors off to:

BEDROOM 1

12'5" x 10'5"

Feature fireplace, UPVC double glazed window to front, radiator, built-in wardrobe housing combi boiler (replaced 5 years ago).

BEDROOM 2

10'5" x 9'2"

Built in cupboard, UPVC double glazed window to rear, radiator, built-in display shelving, door to:

BEDROOM 3/STUDY

7'10" x 6'10"

UPVC double glazed window to side aspect, sloping ceiling, radiator.

OUTSIDE

GARDEN

Outside the 45' west facing rear garden is laid mainly to lawn with a paved patio area, timber built garden shed, rear gated access, timber fence surround.

PARKING

Permit parking is available from the local council for up to two cars .

LOCAL AUTHORITY

East Herts District Council



Tax Band: C
£173.31 pcm £2,079.67 p.a.

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.





GROUND FLOOR



1ST FLOOR

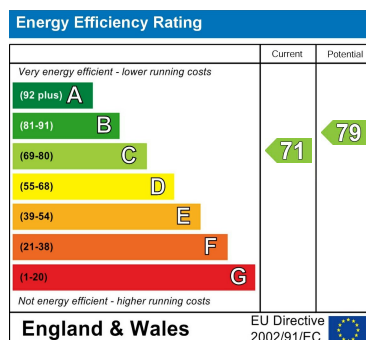


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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