



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



3 New Common, Bishop's Stortford, CM22 7RT

Offers in excess of £465,000

Fortune and Coates are delighted to bring to the market this three-bedroom, semi-detached family home situated in the sought after village location of Little Hallingbury, Bishop's Stortford.

This home is well presented throughout and comprises a cosy, bright sitting room with a bricked fireplace. Through to the next room is the spacious open plan kitchen/dining room which offers mainly wall and base units with integrated oven and hob and plenty of cupboard/storage space, with a staged access to the first floor.

From the kitchen is a hallway which comprises of further storage to your right and a family bathroom to your left. Following through is the open and airy sunroom which has a double sky lit ceiling and French patio doors opening out onto the rear garden.

Sitting room 11'6" x 11'8" (3.52 x 3.57)

Dining room 11'6" x 8'9" (3.52 x 2.68)

Kitchen 11'6" x 7'7" (3.52 x 2.32)

Sun room 9'1" x 11'5" (2.79 x 3.50)

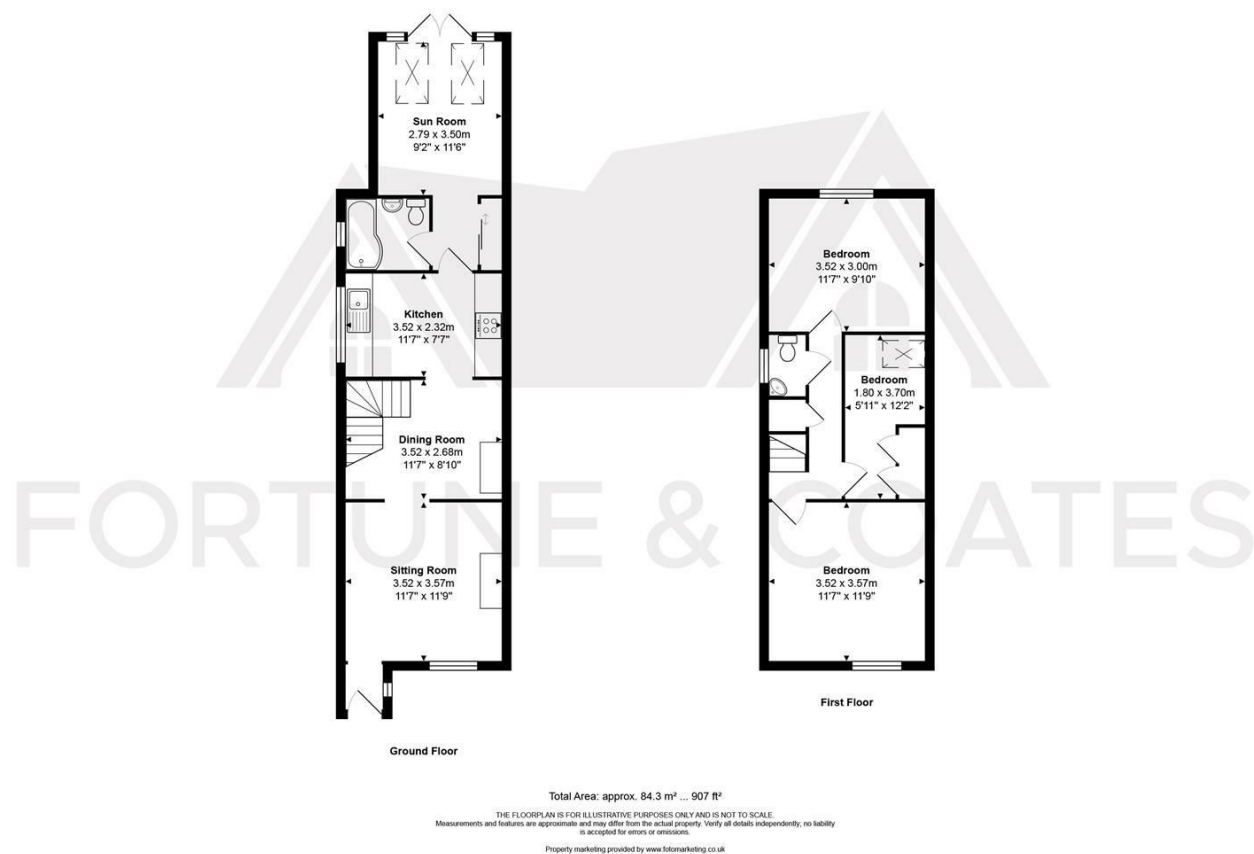
Bedroom 11'6" x 11'8" (3.52 x 3.57)

Bedroom 11'6" x 9'10" (3.52 x 3.00)

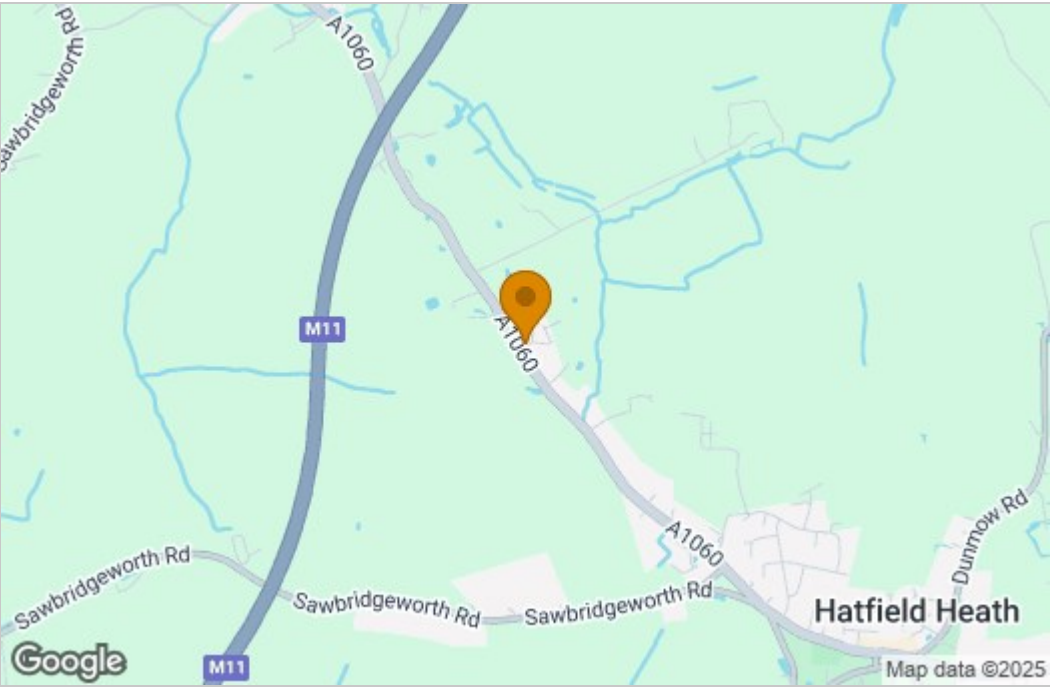
Bedroom 5'10" x 12'1" (1.80 x 3.70)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

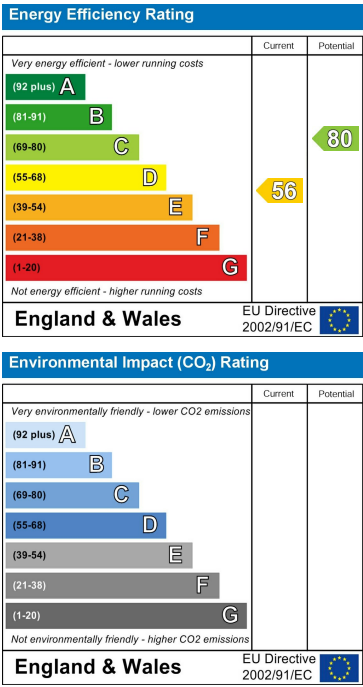
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.