



PM ESTATES

Property Sales & Lettings



Mill Street

Bishops Stortford, Hertfordshire, CM23 3DR

Offers Over **£380,000**

www.pm-estates.co.uk

Mill Street

Bishops Stortford, Hertfordshire, CM23 3DR

Overview

- Mid Terraced House
- Modern Interior Design
- Two Double Bedrooms
- Family Sized Bathroom
- En-suite Shower Room
- Fitted Kitchen with Appliances
- Town Centre Location
- Private Rear Garden
- Energy Rating: D
- Council Tax Band: C
- Investment Property offering potential yields in excess of 4.74%



Description

PM Estates are delighted to introduce this immaculately presented two double bedroom mid-terraced property to the quiet residential area of Mill Street, within reaching distance of the town centre of Bishops Stortford, to the sales market.

This Victorian styled property is complete with a sizable living area leading directly into a separate dining room before entering the modern styled kitchen complete with grey coloured shaker styled wall and base units, complimented by the contrasting colour from the oak wooden worktops. The kitchen area is also complete with Zanussi branded appliances.

Also located on the ground floor is the family sized bathroom, complete with a 3-piece suite with both bath and shower facilities. Upstairs you will be greeted by 2 generously double bedrooms with the secondary bedroom leading onto a family sized private en-suite shower room. This stunning home also boasts the added benefit of a private rear garden, ideal for those long summer nights with company.

Mill Street is a short 5-minute walk to the town centre of Bishops Stortford itself which has a plethora of amenities inclusive of a wide variety of pubs and restaurants. There are also various leisure, sports and health facilities such as the Nuffield Health Gym Complex & Spa as well as housing some of the best schools and colleges in the country inclusive of the globally renowned Hockerill College. Also within walking distance (5-minutes) is the mainline rail station, offering direct services into Stansted Airport, London Liverpool Street and Cambridge City Centre, ideal for commuters. This property also benefits from on-street parking, with resident permits available from the local authority.

For those who like brisk walks and scenic views spanning across the countryside, there is the locally renowned River Walk at your very doorstep which is a 7.5-mile trail directly along the River Stort providing a trail from Bishops Stortford all the way through to Harlow. There is also a selection of traditional pubs to stop off at along the way, inclusive of The Coach & Horses which and The Three Horseshoes should you wish to stop off and take in your surroundings.

For investors, this will prove to be a good investment based on a rental figure of £1,500pcm, this will generate a potential yield in excess of 4.74%.

Call us today on 01279 654646 to register your interest and book your viewing appointment!



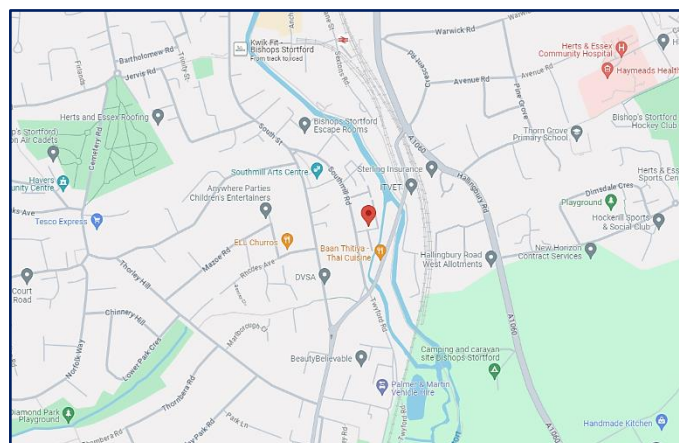
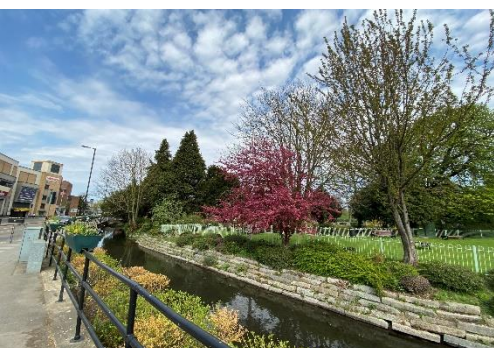
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



Directions From our office:

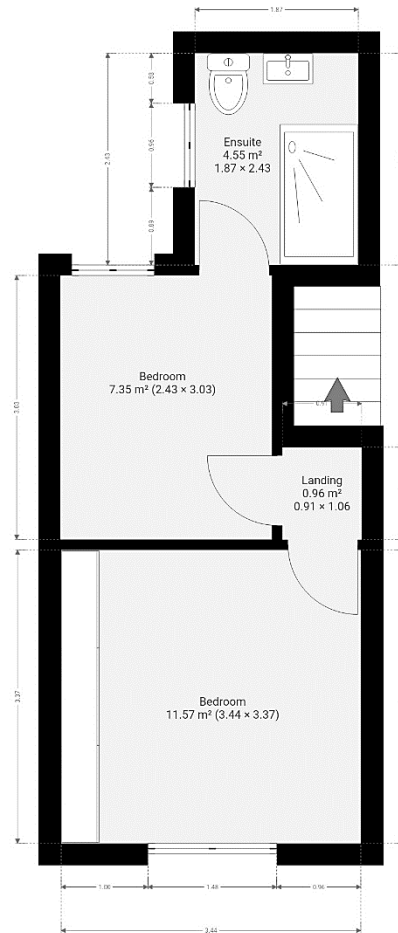
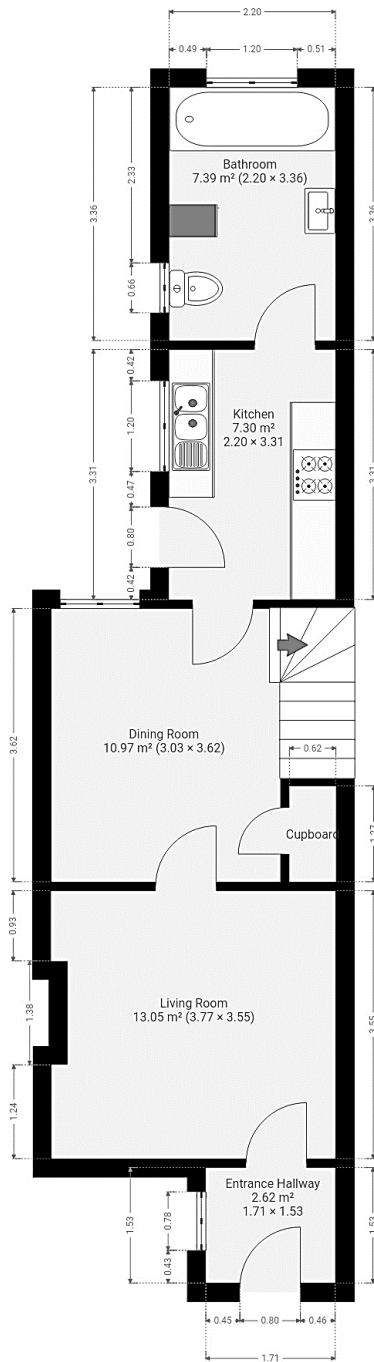
PM Estates
7 Riverside Walk, South Street,
Bishop's Stortford, CM23 3AG

Follow A1059 to The Causeway/A1250
(0.2 mi)

Turn right onto The Causeway/A1250
(289 ft)

Take South St/B1529 and Southmill Rd to
Mill Street
(0.8 mi)

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property. p820