



PM ESTATES

Property Sales & Lettings



Legions Way

Bishops Stortford, Hertfordshire, CM23 2AU

Offers in the Region of **£425,000**

www.pm-estates.co.uk

Legions Way

Bishops Stortford, Hertfordshire, CM23 2AU

Overview

- End Terraced House
- Recently Decorated
- Three Bedrooms
- Large Lounge
- Conservatory Area
- Fitted Kitchen with Appliances
- Family Sized Fully Tiled Bathroom
- Private Rear Garden
- Private Driveway with Garage
- Energy Rating C
- Council Tax Band D
- Investment Opportunity – Yield of 5.22%



Description

PM Estates are pleased to introduce this recently decorated end terraced family home within the popular road of Legions Way, within Bishops Stortford, to the sales market.

Internally the property comprises of two floors, the ground containing a large living area finished with wood style floor branching out to a fitted separated kitchen and large Edwardian Gable style conservatory. The conservatory is complete with patio style doors that lead out to a low maintenance patio finished garden.

The upper level has been recently painted throughout, and new carpet has been fitted in all three bedrooms. This floor comprises two double bedrooms, the master featuring two full size windows allowing the room to be naturally lit. Upstairs is finished with a fully tiled family bathroom with a fitted suite, including a full-size bath with a shower unit and attachments.

This generously sized home has the additional benefit of an integrated single garage, along with a private driveway for two cars. Legions Way is a quiet cul-de-sac situated off Stansted Road, which has great connections to both the town centre and the M11 corridor.

For investors, this will prove to be an ideal choice whereby the achievable rental value would be £1,850 per calendar month, providing a healthy rental yield of 5.22%

Call us today to book your viewing appointment and avoid disappointment! - 01279 654646



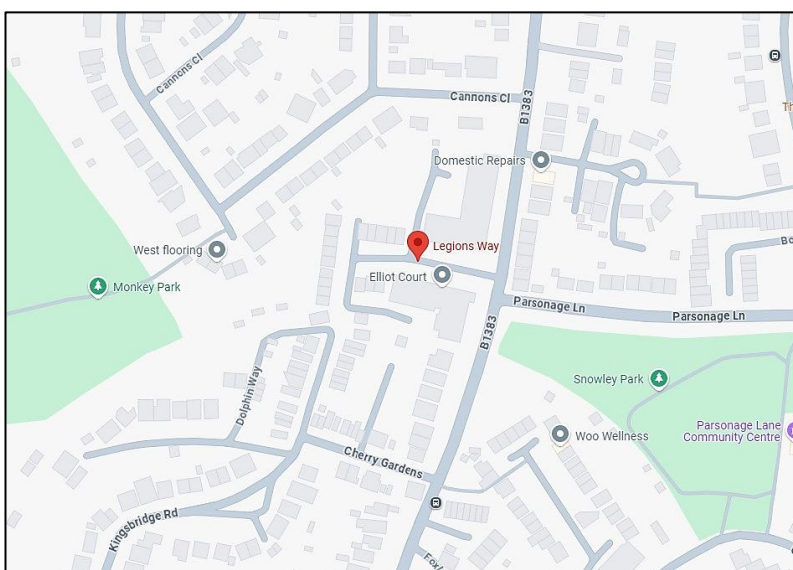
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	86 B

Bishops Stortford is a historic market town with a great deal to offer including an indoor Shopping Centre containing various high street shops, restaurants and bars. A range of schooling opportunities including both public and fee-paying schools. The town is overseeing a rapid expansion whilst retaining its original character.

It has 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, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



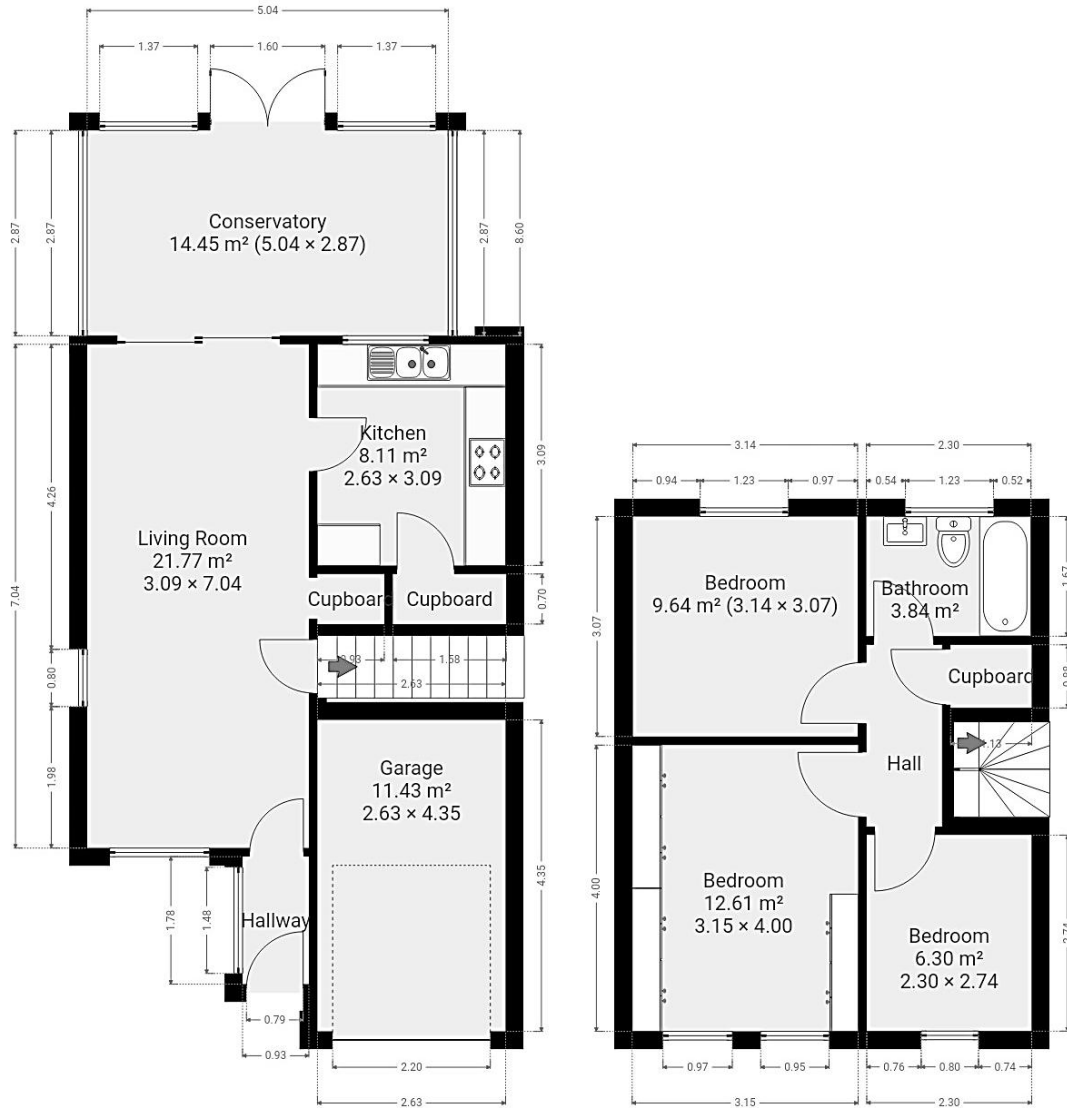
Directions

From our office:
PM Estates
7 Riverside Walk, South St, Bishop's Stortford
CM23 3AG

Head east towards Riverside/A1059
Turn left onto Riverside/A1059
Use the right lane to turn right onto Adderley Rd/A1059
Turn right onto The Causeway/A1250
At the roundabout, take the 1st exit onto Hockerill St/A1250
Turn left onto Stansted Rd/B1383

Turn left onto Legions Way

Floor Plan



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

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