

FREEHOLD



Cottage (EPC Rating: C)

BARTHOLOMEW ROAD

BISHOP'S STORTFORD

CM23 3TP

Price Guide

£315,000



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom Cottage located in BISHOP'S STORTFORD

****NO ONWARD CHAIN**** A nicely presented extended 2 bedroom Victorian terraced house within close walking distance of Bishop's Stortford train station and town centre. The accommodation comprises spacious lounge/diner, fitted kitchen, bathroom and upstairs, 2 bedrooms. To the rear of the property is a raised paved garden area with gated side access. Additional features include gas central heating, UPVC double glazed windows and doors and residents permit parking.

SITUATION

The busy market town of Bishops Stortford offers an excellent range of shops, amenities and good schooling for all ages. The mainline railway station is within 5 minutes' walk, offering connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25.

GROUND FLOOR

PORCH

Wood front door with glazed panels leading to:

LOUNGE/DINER

21'3" x 10'11"

Sash window to front, radiator, feature fireplace, wall units with cupboards under, stairs to first floor, doors to:

KITCHEN

9'10" x 5'10"

Range of matching eye and base level units, with wood effect work surfaces over, insert stainless steel sink with mixer tap, plumbing and space for washing machine, fridge freezer and cooker, windows to side and rear, part tiled walls, laminate wood flooring, door to rear garden.

BATHROOM

"P" shaped bath with shower over, rail & curtain, low level WC, pedestal wash hand basin, part tiled walls, window to rear, radiator.

FIRST FLOOR

LANDING

Overstairs cupboard housing gas combi boiler, access to loft, doors off to:

BEDROOM 1

13'1" x 10'11"

Sash window to front, radiator

BEDROOM 2

9'10" x 8'6"

Window to rear, radiator, storage cupboard

OUTSIDE

GARDENS

The front of the property there is a paved area with picket fence surround with gate, a shared side gated access leads to the raised paved patio area with a timber build garden shed.

****AGENT'S NOTE**** This property has to allow gated access to the neighbours across the rear garden in the case of emergency. It should be noted that it has not been used for sometime.

PARKING

The property comes under the Residents Parking Scheme where for the first car is £75 p.a and the second £150 p.a. plus visitors parking.

LOCAL AUTHORITY

East Herts District Council

Tax band: C

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.

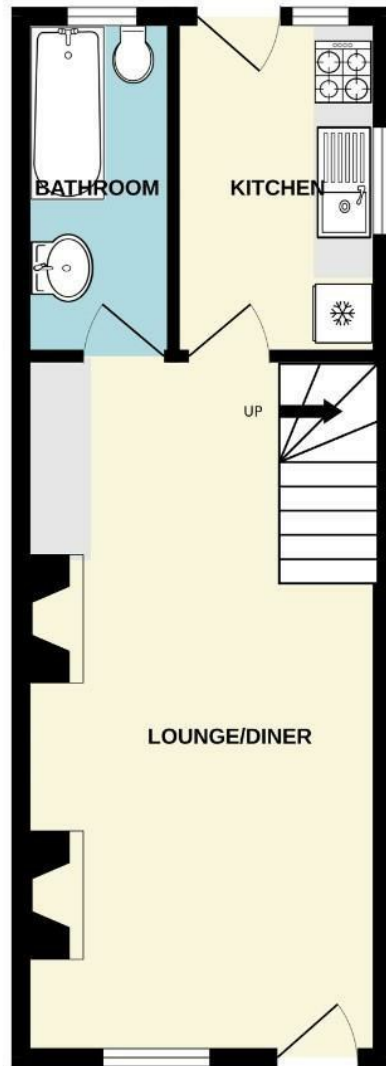
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

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.

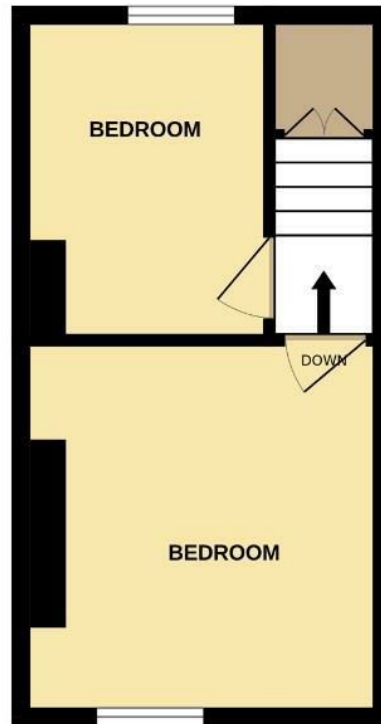
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



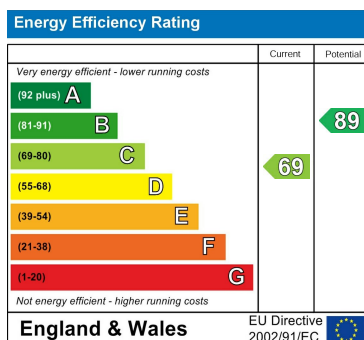
TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



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