



PESTELL & Co  
ESTABLISHED 1991

## 33 Anglesey Close, Bishops Park, Bishops Stortford

NO ONWARD CHAIN

GUIDE PRICE - £325,000

An appealing two bedroom, mid terrace home, located on the popular Bishop's Park development, close to local amenities and schooling. The accommodation comprises: an entrance porch, living room and kitchen/dining room. On the first floor there are the two bedrooms and a bathroom. Externally is a southerly facing rear garden, plus a car port, providing sheltered off-street parking.

Part glazed front door into:

### Entrance porch:

Tiled flooring, window to side and spotlights, part glazed door into:

### Living Room - 16'1 x 12'3 (4.90m x 3.74m)

Wood effect laminate flooring, window to front, two radiators, two under stairs cupboards, ceiling light point and stairs to first floor accommodation.

Door into:

### Kitchen - 12'3 x 8'6 (3.74m x 2.60m)

Vinyl flooring, a range of eye and base level units with complementary work surface and sink unit. Built in oven, four ring gas hob with extraction over, space for fridge/freezer and washing machine. Door and two windows to rear, concealed boiler, radiator and two ceiling light points.



First floor landing is carpeted, loft access, ceiling light point. Doors to:

**Bedroom 1 - 12'3 x 9'8 (3.74m x 2.95m)**

Carpeted, window to rear, a bank of built in wardrobes, radiator and ceiling light point.

**Bedroom 2 - 12'3 x 8'7 (3.74m x 2.62m)**

Carpeted, window to front, radiator and ceiling light point.

**Bathroom:**

Fully tiled, panel bath with overhead shower , low level w.c., wash hand basin with units below. Heated towel rail, airing cupboard, extraction fan and ceiling light point.

**Outside:**

Externally is a Southerly facing garden, mainly paved, with lawn area and panel fencing surround. Timber garden shed, outside tap. Gated rear access.

Carport offering off street parking.



## FULL ADDRESS

33 Anglesey Close, Bishops Park, Bishops Stortford, Herts, CM23 4PE

## SERVICES

Gas fired central heating, mains electricity, water, drainage

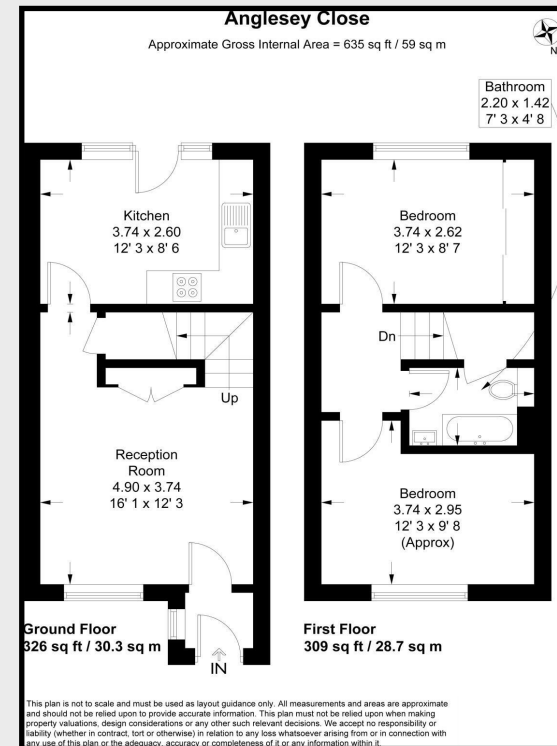
## LOCAL AUTHORITY

East Herts Council, Shopmobility, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

## AGENT NOTES

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.