

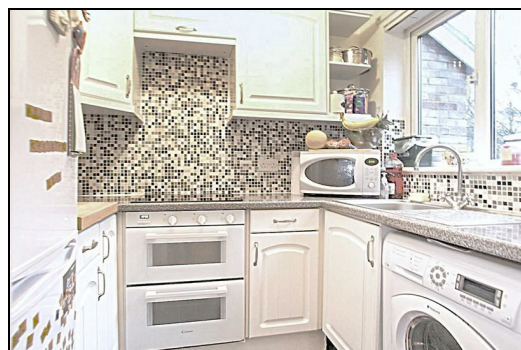
3 Bridge Street
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Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers



27, Appleton Fields, Bishop's Stortford, Hertfordshire, CM23 4DP

Guide price £305,000

NO UPWARD CHAIN.

A well maintained two bedroom terraced house which faces onto an attractive area of parkland and is within easy walking distance of Richard Whittington primary school and The Thorley Neighbourhood Shopping Centre which has a Sainsburys supermarket, various other useful shops and food outlets, Doctor's and Dentist's surgeries, Busy Bees Day Nursery and a childrens playground.

The property has replacement UPVC double glazing and modern electric radiators.

The accommodation comprises: Entrance hall, lounge/dining room, modern white fitted kitchen. refitted bathroom and two good sized bedrooms.

The private rear garden has 6' fencing to all boundaries and has been designed for easy maintenance. There is allocated parking close to the property.

The property is located on the edge of the Thorley Park development and is only a short walk to the town centre and mainline railway station which offers an excellent commuter service to London and Cambridge.

EPC Band E. Council tax band C.

Covered Porch

Integrated storage cupboard. Front door to;

Entrance Hall

Stairs to the first floor. Radiator. Telephone point. Wood effect laminate flooring.

Lounge/Dining Room

15'4" x 12'4" (4.689 x 3.775)

A spacious room which is well lit by large double glazed sliding patio doors to rear garden.

Radiator. TV point. Understairs storage cupboard.



Fitted Kitchen

7'0" x 5'6" (2.142 x 1.679)

Modern white fitted kitchen units and granite effect work surfaces.

Stainless steel single drainer sink unit with pull-out mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Integrated double oven, ceramic hob and extractor hood. Four single eye level wall units plus shelving. Spaces for washing machine and fridge/freezer, Double glazed window to the front aspect.



First Floor Landing

Hatch to loft space.

Bedroom One

12'10" x 8'7" (3.926 x 2.636)

Double glazed window to the rear aspect. Radiator.



Bedroom Two

9'2" plus wardrobe recess x 7'6" (2.795 plus wardrobe recess x 2.303)

Double glazed window to the front aspect. Radiator. Large full height wardrobe/storage cupboard, Adjacent built-in airing cupboard housing pre-lagged hot water cylinder.



Luxury Bathroom

6'5" x 5'10" (1.968 x 1.785)

Refitted with a contemporary white suite, complementary fully tiled walls and fittings.

Panel bath with mixer tap, hand held and overhead rain forest shower. Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Chrome heated towel rail. Extractor fan.



Rear Garden

A private rear garden which is enclosed by 6' fencing to all boundaries and with gated rear pedestrian access. Paved patio area immediately to the rear of the house. Wooden garden shed. Artificial lawn area. Ornate gravel area.



Allocated Parking Space

There is an allocated space in the car park close to the house. As the markings have worn away, it is difficult to ascertain which space. Therefore the neighbours park wherever there is a space, which seems to work.

The plan that comes with the title deeds will show which space it is.

Parkland Opposite The house

This attractive area of parkland is to the front of the house. It is known as 'The Thorley Wedge' and connects Thorley Hill to The Thorley Neighbourhood Centre where you can find a Sainsburys Supermarket, various useful shops and food outlets, Busy Bees Day Nursery and a childrens playground.



LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

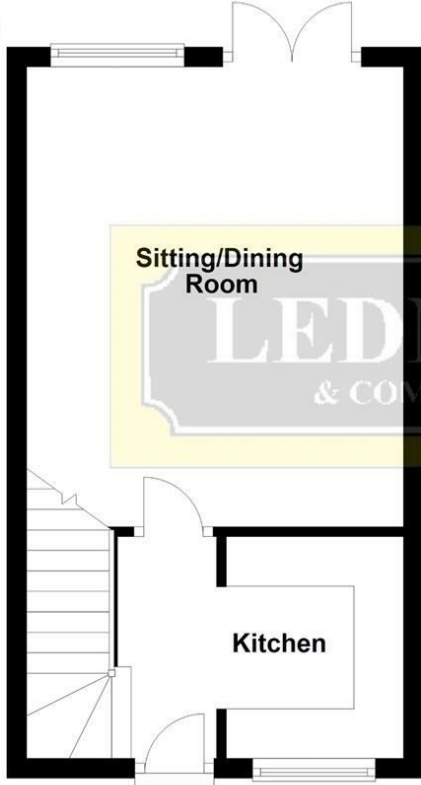
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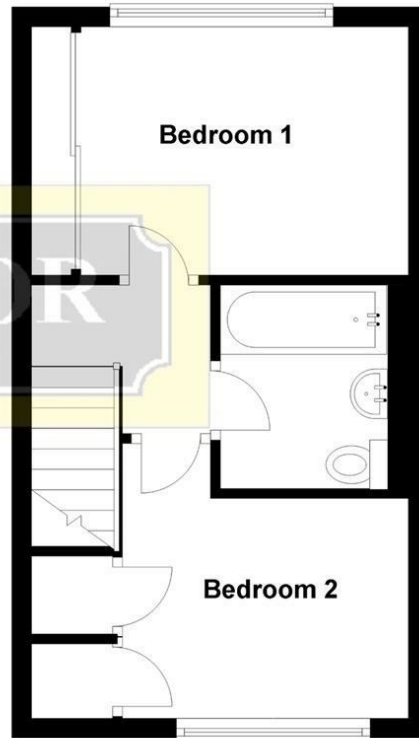
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 575 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE