



PESTELL Co
ESTABLISHED 1991

151 Rye Street, Bishops Stortford, Herts

GUIDE PRICE - £550,000

A delightful three bedroom, detached 1930s family home, located on a private road, in the sought after north west area of town. The spacious living accommodation comprises of entrance hallway, living room, dining room, kitchen, conservatory and a ground floor w.c. Upstairs are the three bedrooms, an en-suite w.c. (with space for shower) and a family bathroom. Externally is a very generous, rear garden, approximately 125 ft. in length, a detached garage and off street parking for up to five vehicles. All within walking distance of the town, schooling and transport links.

Feature part glazed front door into:

ENTRANCE HALLWAY:

Carpeted, under stairs cupboard, radiator, ceiling light point, carpeted stairs to first floor and doors leading to:

DINING ROOM - 13'10 x 12'2 (4.22m x 3.70m)

Wood effect laminate flooring, bay window to front, radiator and ceiling light point.

LIVING ROOM - 19'5 x 10'7 (5.91m x 3.22m)

Carpeted, feature limestone fireplace with polished slate hearth, radiator and inset down lighters. Double doors into conservatory.



KITCHEN - 14'3 x 7'5 (4.35m x 2.25m)

Vinyl flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in double oven, 4 ring electric hob and extraction over, space for washing machine, tumble dryer and fridge/freezer. Stable door and window to side, breakfast bar, radiator and inset down lighters. Double doors:



CONSERVATORY - 18'4 x 7'7 (5.58m x 2.30m)

Brick based, glazed to two sides, sliding door to rear, radiator, power points and wall lights.

GROUND FLOOR W.C.:

Vinyl flooring, low level w.c. and wash basin. Opaque window to side, and ceiling light point.



LANDING AREA:

Carpeted, window to side on stairs, loft hatch (ladder, light), ceiling light point and doors leading to:

BEDROOM 1 - 12'2 x 11'10 (3.70m x 3.60m)

Wood effect laminate flooring, window to front, decorative fireplace, radiator and ceiling light point. Door into:

EN-SUITE W.C.:

Tiled flooring, low level w.c. and wash hand basin with units below. Built in wardrobes, opaque window to side, heated towel rail and ceiling light point.

BEDROOM 2 - 11'7 x 11'4 (3.54m x 3.46m)

Wood effect laminate flooring, window to rear, radiator and two ceiling light points. Door into a walk-in wardrobe with laminate flooring, 'Combi' boiler, 'Megaflo' tank, radiator, opaque window to rear and ceiling light point.

BEDROOM 3 - 7' x 6'8 (2.14m x 2.02m)

Carpeted, Velux window, radiator and ceiling light point.

FAMILY BATHROOM:

Tiled flooring, panel bath with shower attachment, low level w.c. and wash hand basin with units below. Velux window, heated towel rail, extraction fan and spotlights.



OUTSIDE:

To the rear of the house is a very generous garden, approximately 125 ft. in length. With patio space from the back of the property and steps up to the remainder, which is mainly laid to lawn with mature trees and hedges. Garden shed, outside lighting and tap. Door into the garage and gated access leading to the front.

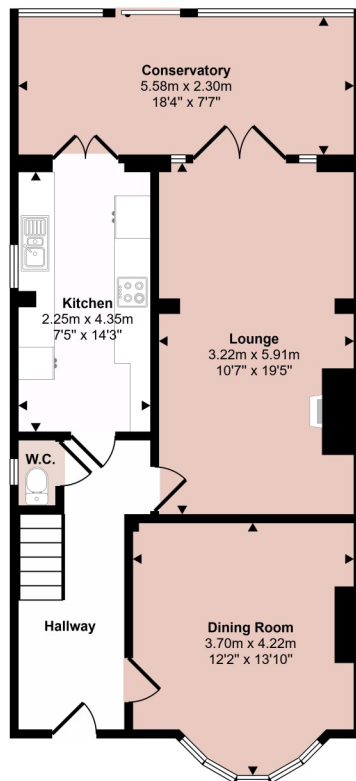
DETACHED GARAGE - 'Up & Over' door, light and power. Door and window to side.

To the front and side is off street parking for five vehicles.

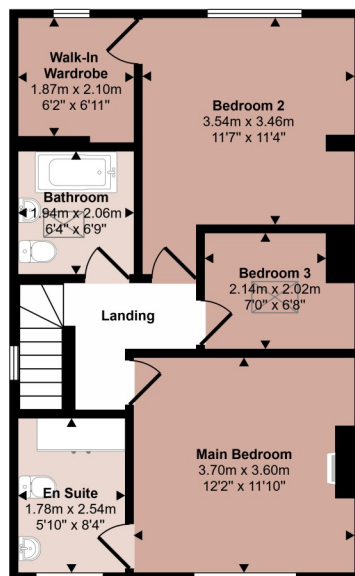




Approx Gross Internal Area
120 sq m / 1296 sq ft



Ground Floor
Approx 68 sq m / 732 sq ft



First Floor
Approx 52 sq m / 564 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

151 Rye Street, Bishops Stortford, Herts, CM23 2HE

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band E



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.

Office Line - 01279 656400

Email - post@pestell.co.uk

Website - www.pestell.co.uk