

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



7, Mazoe Road, Bishop's Stortford, Hertfordshire, CM23 3JS

Guide price £475,000

Ideally situated in a convenient town location just over half a mile from the train station and town centre, this well-presented home offers versatile and spacious accommodation. The property benefits from a ground floor double bedroom and bathroom, plus two further double bedrooms on the first floor (one with en-suite shower). A bright sitting room with a bay window and a well-appointed fitted kitchen with integrated appliances provide comfortable living spaces, while outside the south-facing rear garden has a detached and insulated garden room with double glazing, power, lighting and a hard-wired internet connection. This room is ideal as a home office, studio or hobby room.

Within walking distance of excellent schools and featuring a gas-fired boiler serviced annually, this home combines convenience, flexibility and practicality in an excellent location.

The EPC Rating is TBC / The Council Tax Band is E

Entrance Porch

With excellent storage for shoes and coats. Doors to the front and rear.

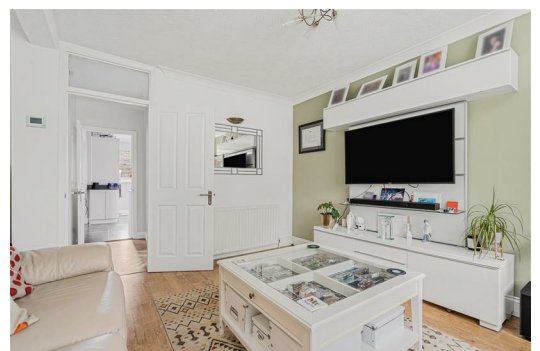
Entrance Hall

Stairs to the first floor, doors to all ground floor rooms and bespoke fitted cupboards.



Sitting Room

13'10" (into bay) x 11'9" (4.24m (into bay) x 3.60m)



Large open plan Kitchen/Dining room

22'3" max x 12'9" max (6.80m max x 3.90m max)

Divided into two areas for the purposes of the description;



Fitted Kitchen

12'9" x 9'9" (3.90m x 2.98m)

Including;

- Wall and base units
- Integrated appliances including double oven, fridge/freezer, dishwasher and electric hob with extractor over

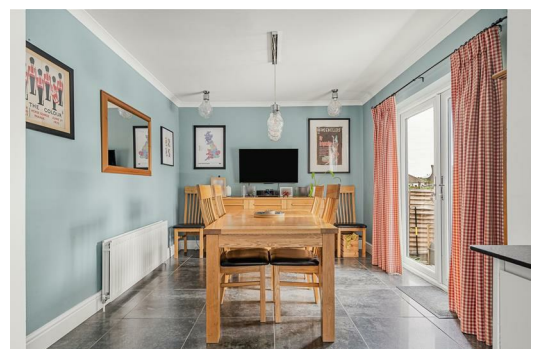
There is space for a washing machine.



Dining Room

11'11" x 10'0" (3.65m x 3.07m)

Spacious room which accommodates a large table with double doors opening onto the South facing patio.



Bedroom 1

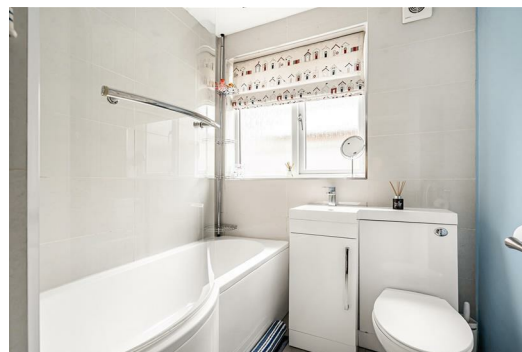
12'2" x 7'11" (plus wardrobes) (3.71m x 2.41m (plus wardrobes))

Double bedroom with fitted wardrobes.



Ground Floor Bathroom

Bath with shower over, basin with vanity unit and WC



First Floor

Bedroom 2

14'4" max x 10'0" max (sloping ceilings) (4.39m max x 3.05m max (sloping ceilings))

Double bedroom with eaves storage and door to;



En-Suite Shower Room

Enclosed shower unit with wall mounted electric power shower, WC and basin.



Bedroom 3

11'5" max x 7'7" max (sloping ceilings) (3.49m max x 2.33m max (sloping ceilings))

Double bedroom with eaves storage.



Front

Pretty, low maintenance front garden with gated side access leading to;

South facing rear garden

Sunny split level garden with;

- A decked and covered seating area
- A spacious patio
- Lawned area with mature trees and plants to the boundaries
- Garden room
- Large shed



Garden Room

11'3" x 9'1" (3.45m x 2.79m)

Double glazed and insulated with power and light. There is a hardwired internet connection - this room could be utilised as an excellent home office or studio.



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

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a survey, nor 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.

**Approximate Gross Internal Area 1000 sq ft - 92 sq m
(Excluding Outbuilding)**

Ground Floor Area 736 sq ft – 68 sq m

First Floor Area 264 sq ft – 24 sq m

Outbuilding Area 104 sq ft – 10 sq m

