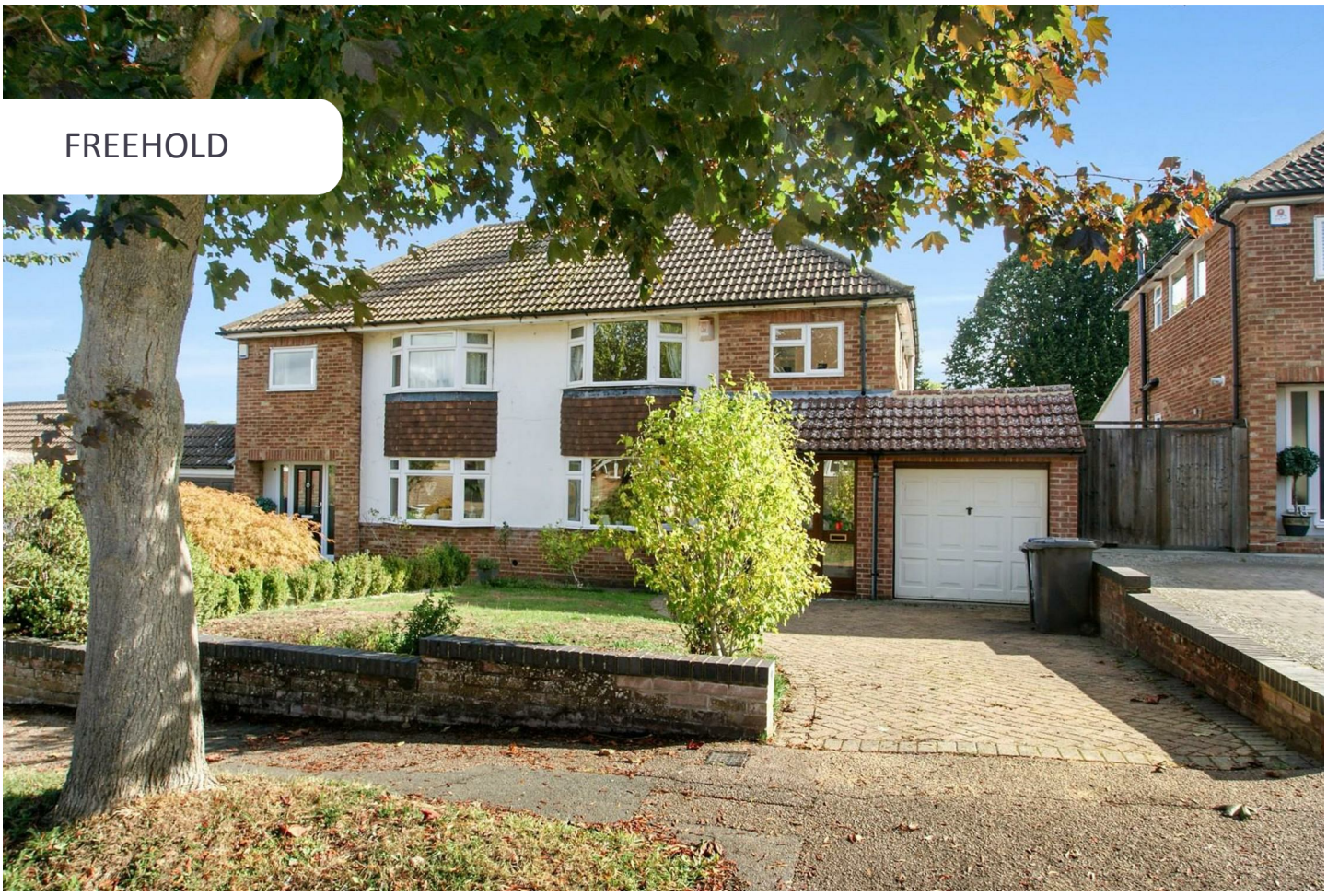
FREEHOLD







House - Semi-Detached (EPC Rating:)

CANNONS CLOSE

BISHOP'S STORTFORD

CM23 2BL

Price Guide

£550,000

- EXTENED SEMI-DETACHED
- 3 BEDROOMS
- UPDATED SHOWER ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- GARAGE
- 85' GARDEN
- CLOSE TO ALL AMENITIES

Fordyce Furnivall
Residential Sales & Letting Agents

3 1 2

3 Bedroom House - Semi-Detached located in Bishop's Stortford

Being sold with no onward chain, this extended 1950s semi-detached family home offers spacious, well-presented accommodation, with further potential to extend, subject to the necessary planning permissions. Situated in a popular residential area, the property is within walking distance of the mainline railway station, town centre, and local primary and secondary schools. The ground floor comprises an enclosed porch, entrance hall, cloakroom, sitting room, dining room and kitchen. Upstairs are three bedrooms and a recently fitted shower room. Outside, a block-paved driveway provides off-street parking for three cars and leads to a single garage. There is also a lawned front garden with shrub borders and a low brick wall. The approximately 85' rear garden with plenty of room to add a home office, is laid mainly to lawn, flower and shrub borders, and a raised patio area. Further benefits include gas central heating, double glazing, cavity wall insulation, loft insulation, and a new flat roof to the garage and kitchen, backed by a 15-year guarantee.

SITUATION
Cannons Close is ideally located for local amenities, with shops at Snowley Parade and sports and recreational faculties in Grange Paddocks, as well as a choice of highly regarded primary and secondary schools. Bishop's Stortford town centre is approximately a 20-minute walk away and offers a wide range of shops and social venues. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 offers convenient road links to London and the M25.

GROUND FLOOR

ENCLOSED PORCH
Tiled flooring, window to the side aspect, wooden door with side glazed panels leading to:

ENTRANCE HALL
Stairs to first floor with cupboard under, radiator, telephone point, doors off to:

SITTING ROOM
23'7" x 11'10" max
Bay window to the front aspect, patio doors with glazed side panels leading to the rear garden, feature fireplace incorporating gas fire, dado and picture rails, ceiling coving, TV & telephone point, radiators, door to:

DINING ROOM
9'10" x 9'2"
Window to the rear aspect, radiator, wood effect laminate flooring, dado & picture rails, ceiling coving, inset ceiling spots, built in storage cupboard, door to:

INNER LOBBY
Opening to kitchen, doors to cloakroom and garage.

CLOAKROOM
Wall mounted wash hand basin, tiled splashback low flush WC, radiator, tiled flooring,

KITCHEN
12'8" x 8'2"
Range of wall and base units with work top surfaces over, drawers and cupboards under, tiled splash back, inset one and a quarter composite sink with mixer tap, electric oven with gas hob and extractor fan over, fridge, washing machine, window to the side aspect, door with glazed panels to the garden, gas boiler, radiator, tiled flooring.

FIRST FLOOR

LANDING
Window to the side aspect, radiator, access to fully boarded loft with Velux window making an ideal space for office or hobbies room, doors off to:

BEDROOM 1
12'5" x 12'5"
Bay window to the front aspect, radiator, fitted double wardrobe, airing cupboard housing hot water cylinder, dado & picture rails, ceiling coving.

BEDROOM 2
12'5" x 10'2"
Fitted wardrobe, window to the rear aspect, picture rail, ceiling coving, radiator.

BEDROOM 3
8'2" x 8'2"
Windows to the front and side aspects, radiator.

SHOWER ROOM
Walk-in rainfall shower with glazed screen, rectangle wash hand basin with vanity unit below, low flush WC, radiator, chrome heated towel rail, tiled walls, frosted window to the rear aspect.

OUTSIDE

GARAGE
17'0" x 7'6"
Up and over door, power & light connected, rear door to inner lobby.

GARDEN
The attractive secluded 85' rear garden with plenty of room to add a home office, is laid mainly to lawn with flower and shrub borders, raised patio area, timber built garden shed, timber fence surround.



LOCAL AUTHORITY
East Hers District Council
Tax band: D

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.







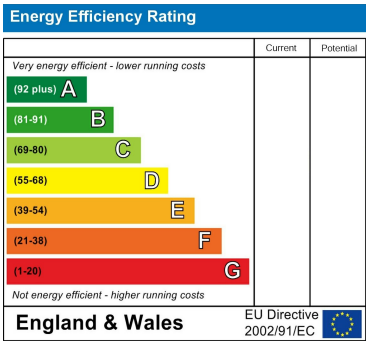
TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

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

D

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.