



PESTELL & Co
ESTABLISHED 1991

24 Bishops Avenue, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £400,000

A three bedroom, semi-detached property offering the opportunity of some refurbishment. The accommodation comprises: an entrance hallway, living/dining room, kitchen and lean too utility. On the first floor there are the three bedrooms and a family bathroom. Externally is a good size rear garden and to the front a garage and off street parking. The property is situated on the edge of the town centre, within walking distance of all amenities, mainline station and excellent local schools.

Part glazed front door with opaque side window into:

Entrance Hallway:

Carpeted, radiator, under stairs cupboard, ceiling light point and stairs to first floor accommodation. Door into:

Living/Dining Room - 22'10 x 12'9 (6.95m x 3.88m)

Carpeted, window to front, sliding doors to rear, electric fire, radiator and wall lights.



Outside:

Externally is good size rear garden, including patio space across the back of the house and a laid to lawn remainder with mature borders and panel fencing surround. Outside tap.

Garage - 'Up & Over' door, light and power.

To the front is off street parking and lawned frontage.



FULL ADDRESS

24 Bishops Avenue, Bishops Stortford, Herts, CM23 3EL

SERVICES

Gas fired central heating, mains electricity, water, drainage

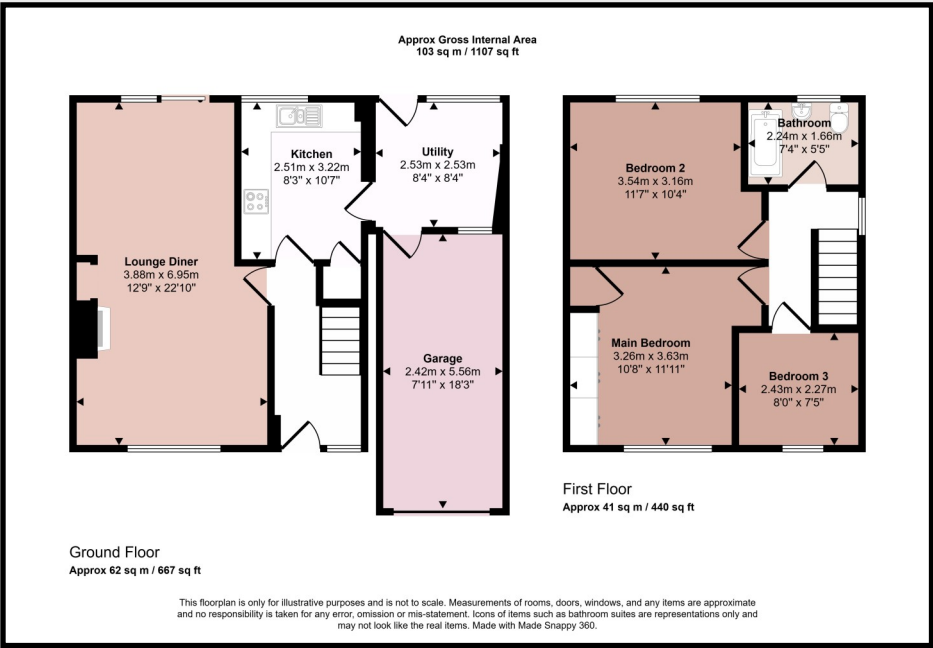
LOCAL AUTHORITY

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		81 B
69-80	C		
55-68	D		
39-54	E	41 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.

Kitchen - 10'7 x 8'3 (3.22m x 2.51m)

Vinyl flooring, a range of eye and base level units with complementary work surface and sink unit. Built in oven, four ring electric hob with extraction over, space for fridge. Window to rear, radiator, under stairs cupboard and ceiling light point.

Lean too Utility:

Hardstanding floor, plumbing for washing machine, door and window to rear garden and door into garage.



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

Bedroom 1 - 11'11 x 10'8 (3.63m x 3.26m)

Carpeted, window to front, a bank of built in wardrobes, airing cupboard and ceiling light point.

Bedroom 2 - 11'7 x 10'4 (3.54m x 3.16m)

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

Bedroom 3 - 8' x 7'5 (2.43m x 2.27m)

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

Family Bathroom:

Vinyl flooring, panel bath with shower attachments, low level w.c., wash hand basin. Opaque window to rear, tiled surround, radiator and ceiling light point.

