



RAINBIRD ROAD
LEADING TO
NUMBERS 98 & 100

PESTELL & Co
ESTABLISHED 1991

96 Rainbird Road, Stortford Fields, Bishops Stortford

OFFERS IN EXCESS OF - £400,000

A fantastic, turn-key two-bedroom, semi-detached home, located on the popular Stortford Fields development, close to local amenities and schooling. The modern accommodation comprises: an entrance hallway, open-plan kitchen, living and dining space and ground floor w.c. On the first floor there are the two double bedrooms and a bathroom. Externally is a landscaped, Southerly facing rear garden, plus the added benefit of a garage and off street parking.

Part glazed front door into:

Entrance Hallway:

Herringbone flooring, radiator, ceiling light point. Door into:

Ground Floor w.c.

Herringbone flooring, low level w.c., pedestal wash hand basin, heated towel rail, extraction and ceiling light point.

Kitchen - 11'1 x 8'5 (3.38m x 2.57m)

Herringbone flooring, a range of eye and base level units with wooden work surface and inset sink unit. Built in oven, four ring gas hob with extraction over, integral fridge/freezer, dishwasher and washing machine. Window to front with shutters, cupboard housing a 'Combi' boiler, extraction and inset down lighters.

Living Room - 13'8 x 13'4 (4.17m x 4.06m)

Herringbone flooring, under stairs cupboard, radiator and ceiling light point. Double doors with side windows to rear garden and stairs to first floor.



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

Bedroom 1 - 13'1 x 9'8 (3.98m x 2.94m)

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

Bedroom 2 - 13'1 x 7'11 (4.04m x 2.42m)

Carpeted, window to rear with shutters, over stairs cupboard, radiator and ceiling light point.

Family Bathroom:

Tiled flooring, panel bath with shower points, low level w.c., wash hand basin. Heated towel rail, extraction, inset down lighters.

Outside:

Externally is a landscaped, Southerly facing rear garden, step out onto a patio space, a lawn area and further paved seating space to the top. Gated rear access. Outside tap.

To the rear is a garage en-bloc with parking space in front.



FULL ADDRESS

96 Rainbird Road, Bishops Stortford, Herts, CM23 2ZF

SERVICES

Gas fired central heating, mains electricity, water, drainage

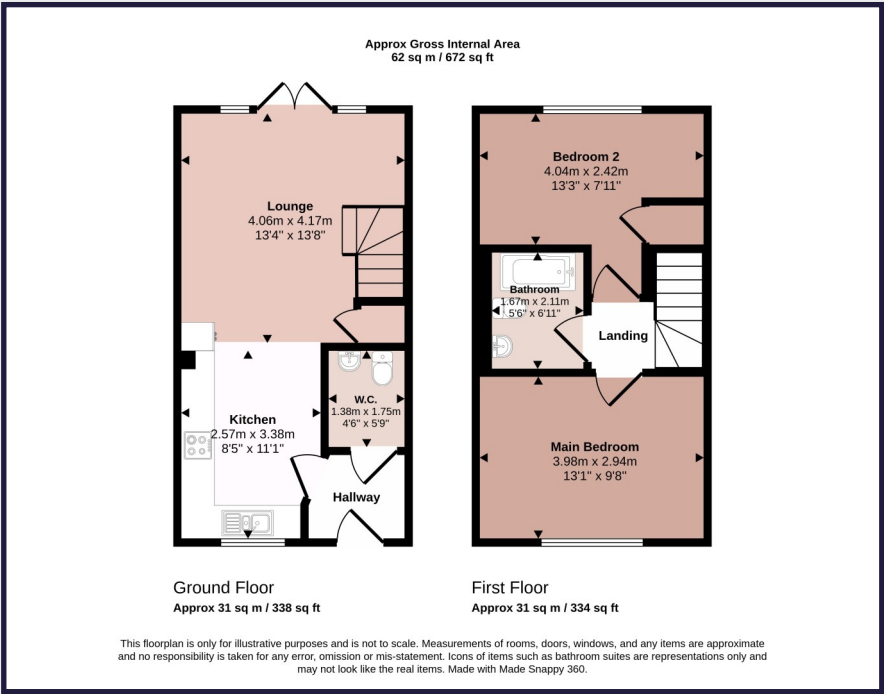
LOCAL AUTHORITY

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

AGENT NOTES

Band C

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	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.