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Independent Estate Agents and Valuers



36, Redvers Close, Bishop's Stortford, Herts, CM23 2DE

Guide price £385,000

A well presented three bedroom semi detached which has a sunny south facing rear garden with hot tub.

The accommodation which offers potential to extend, has gas central heating and double glazing comprises: Entrance porch, spacious lounge/dining room, modern fitted kitchen with some appliances included. three well proportioned bedrooms and a bathroom with a white suite.

The rear garden is just over 45' in length and has an attractive pergola with a hot tub which is included in the sale. There is driveway parking for one car and a single garage.

The property is located at the end of a residential cul-de-sac on the northern outskirts of the town with easy driving access to the by-pass around Bishop's Stortford and the M11 motorway. The mainline station is just over a mile away and offers an excellent commuter service between Cambridge and London. The town centre with an extensive range of shopping and dining establishments is just beyond the station. If you fancy a more leisurely stroll alongside the River Stort into town, there is a public footpath close to the property that leads to Grange Paddocks Swimming Pool and then through parkland to the town centre to the south and open countryside to the north.

EPC Band C. Council Tax Band D.

Double Glazed Front door To:

Entrance Porch

7'2" x 4'8" (2.205 x 1.430)

Radiator. Digital telephone point with full fibre broadband connection.

Glazed door to:

Spacious Lounge/Dining Room

20'5" x 15'1" max (6.242 x 4.601 max)

A spacious room which is described as two areas below.



Lounge Area

15'1" max x 11'11" (4.601 max x 3.657)

Stairs to the first floor. Radiator. TV point. Understairs cupboard. Adjacent downstairs recess with fitted cupboard.

Dining Area

12'8" x 7'9" (3.876 x 2.367)

Radiator. Double glazed sliding patio doors to the rear garden. Door to:

Fitted Kitchen

8'10" x 6'10" (2.710 x 2.107)

Fitted with a range of modern gloss white 'soft close' units and granite effect work surfaces.

Integrated appliances include: Cooker extractor hood, washing machine, fridge and freezer.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Range of eye level wall cupboards with lighting below. Ceramic tiled splashbacks to work surfaces. Hotpoint gas cooker. Pull-out spice drawer. Double glazed window to the rear aspect.



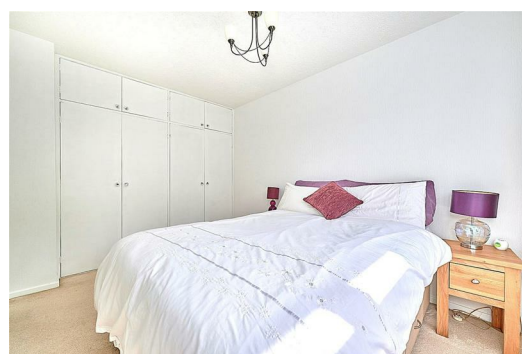
First Floor Landing

Hatch to part boarded loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

13'6" into wardrobes x 8'11" (4.126 into wardrobes x 2.742)

Double glazed window to the rear aspect. Radiator. Two double built-in wardrobe cupboards. TV point.



Bedroom Two

12'0" x 7'11" (3.658 x 2.438)

Double glazed window to the front aspect. Radiator. TV point.



Bedroom Three

8'11" x 6'9" (2.733 x 2.071)

Double glazed window to the front aspect. Radiator. TV point.



Bathroom

6'1" x 6'0" (1.876 x 1.852)

Fitted with a white suite and tiling.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with fully tiled splash surround and a New Team electric shower. Radiator. double glazed window to the rear aspect.



South Facing Rear Garden

Measuring just over 45' in length at it's maximum point.

This private garden enjoys a sunny south facing aspect and has a retractable sun awning on the rear of the house.

Patio area. Outside security light , tap and power points. Lawn area with a stepping stone pathway which leads to an an attractive square pergola which houses a 5 person hot tub which is included in the sale.

Enclosed by 6' fencing and walls on all aspects. Two large well stocked flower beds. wide side access with gate leads to the front garden.



Front Garden

An open aspect garden with two lawn areas.

Security light. Flower bed. Rockery. Mature tree. Driveway with parking for one car leads to:

Garage

16'2" x 8'7" (4.929 x 2.624)

Double opening doors. Light and power connected. Wall mounted gas fired central heating boiler.

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

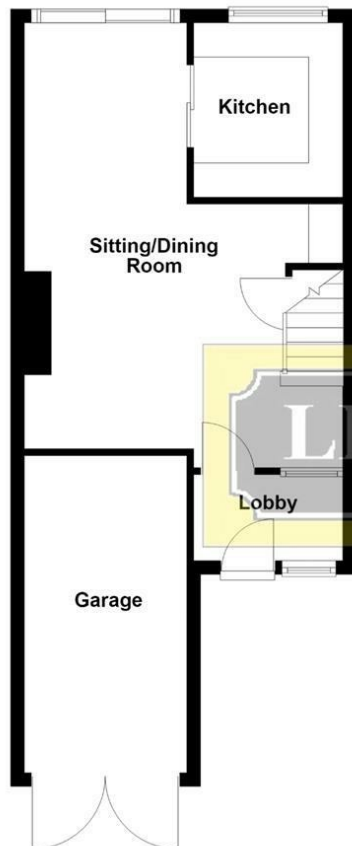
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

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.

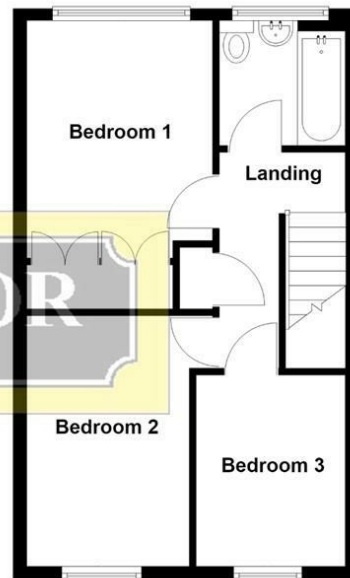
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 755 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE