



NAILS LANE, BISHOP'S STORTFORD

PRICE - £1,500 PCM

- 2 DOUBLE BEDROOM DUPLEX APARTMENT TO LET
- AVAILABLE IMMEDIATELY
- DEPOSIT OF £1,730
- LARGE LIVING ROOM DINER
- KITCHEN
- THREE PIECE FAMILY BATHROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN STORAGE TO BEDROOM 2
- GARAGE PARKING FOR 2 VEHICLES
- SHORT WALKING DISTANCE TO LOCAL AMENITIES AND MAINLINE TRAIN STATION

We are delighted to offer this well presented two bedroom duplex apartment to let, boasting a spacious living room diner, kitchen, three piece family bathroom and 2 double bedrooms with an en-suite to the principal bedroom. Externally, the property enjoys a garage and is ideally within walking distance to local amenities.





With stairs rising to first floor landing (shared with one other flat) and door opening into:

Entrance Hall

With ceiling lighting, stairs rising to second floor landing with understairs storage cupboard, wall mounted radiator, smoke alarm, wall mounted fuseboard, wood effect linoleum flooring, power point, telephone entry system, doors to rooms.

Living Room Diner 16'5" x 13'1"

With two windows to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Kitchen 10'3" x 9'5"

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with oven beneath and stainless steel extractor fan above, washing machine and tumble dryer, wall mounted radiator, window to rear, ceiling lighting, power points, wood effect linoleum flooring.

Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, close coupled WC, pedestal wash hand basin with mixer tap, mirror and lighting above, extractor fan, window to rear, airing cupboard housing pressurised hot water cylinder and shelf, ceiling lighting, wood effect linoleum flooring.

Second Floor Landing

With ceiling lighting, smoke alarm, fitted carpet and doors to rooms.

Bedroom 1 – 16'5" x 9'0"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet and door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, corner wash hand basin with twin taps, ceiling lighting, extractor fan, tile effect linoleum flooring.

Bedroom 2 – 16'5" x 9'11"

With window to rear, ceiling lighting, wall mounted radiator, power points, over-stairs storage cupboard, eaves storage, fitted carpet.

OUTSIDE

Externals

Externally, the property enjoys a garage (used for parking) and is ideally located within walking distance to local amenities in the town centre and schooling.



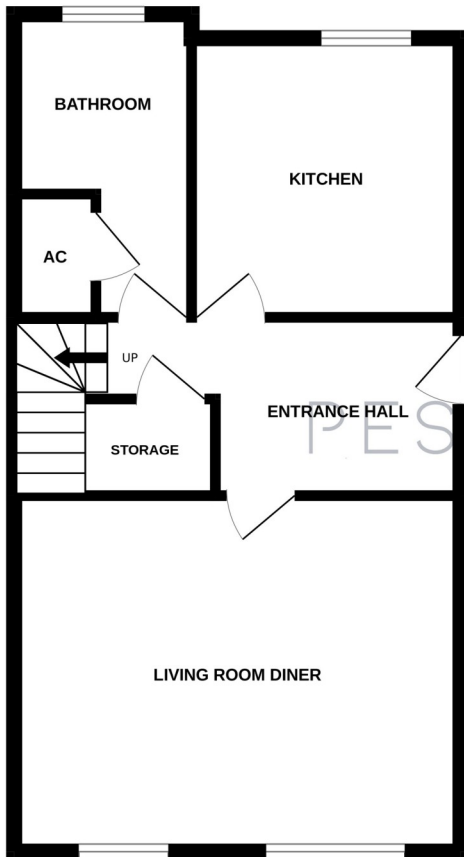
DETAILS

EPC

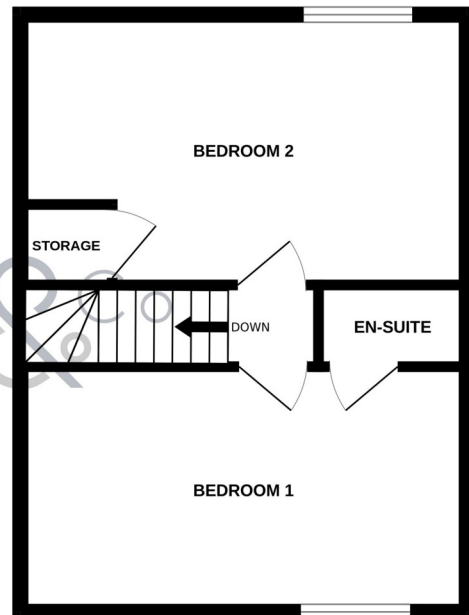
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



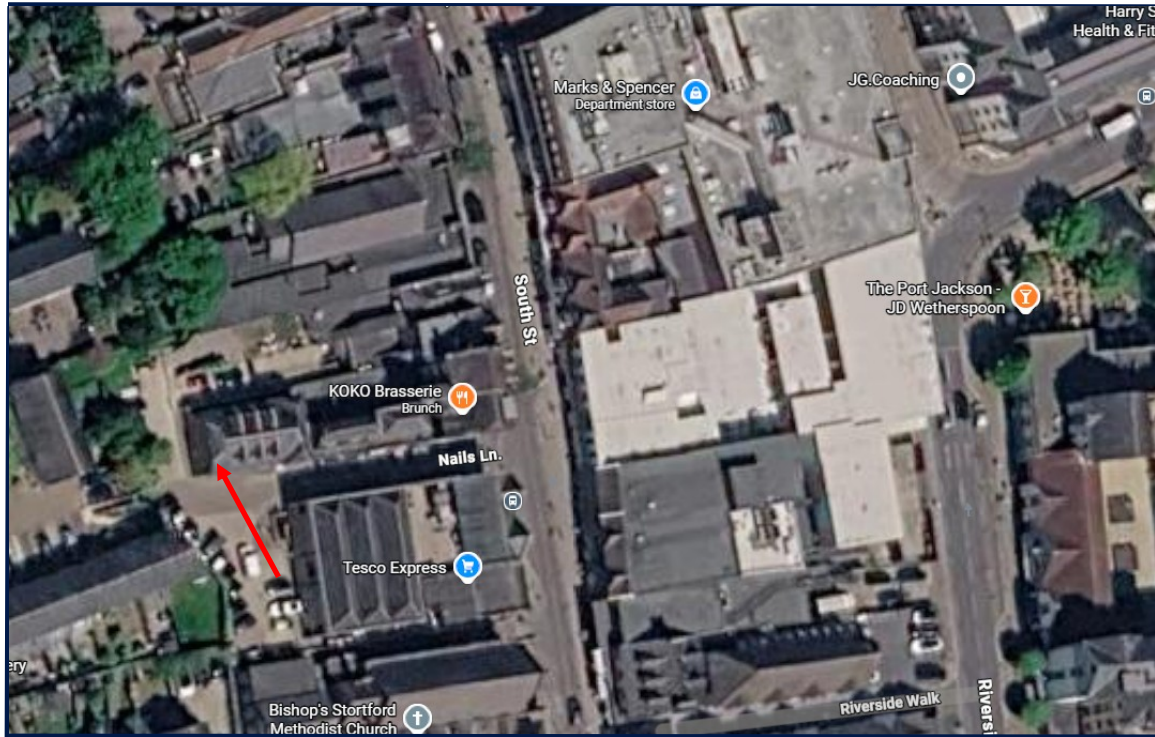
TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

Nails Lane is located within the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford mainline train station is within short walking distance and serves London Liverpool Street, Cambridge and Stansted Airport and is a three minutes walk from the property. The M11 and M25 motorways are just a short drive giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

2 Nails Lane, Bishop's Stortford, Hertfordshire,
CM23 3AT

COUNCIL TAX BAND

Band C

SERVICES

Electric heating, mains drainage and water

LOCAL AUTHORITY

East Herts Council, Wallfields, Pegs Lane, Hertford,
SG13 8EQ

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 07/07/2026. 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.

PESTELL & Co

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Would you like a free home valuation?

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?