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Established 1986

Independent Estate Agents and Valuers



10, Ascot Close, Bishops Stortford, Hertfordshire, CM23 5BP

Guide price £379,995

CHAIN FREE SALE - VIEWINGS FROM 13/9/2025.

A spacious and extended three double bedroom house which does require modernisation and redecoration. There is gas central heating and double glazing.

The accommodation comprises: Entrance hall, downstairs cloakroom, kitchen/breakfast room, extended living room with dining area and a separate study/fourth bedroom. On the first floor there are three spacious double bedrooms and a bathroom.

The private rear garden has a westerly aspect and is fully enclosed. The front garden has a lawn area and driveway with parking for one car which leads to a single integral garage.

The property is located in a popular road as it is within easy walking distance of Birchwood Secondary School and two well regarded primary schools. Also within walking distance is a very useful shopping parade with bakers, butchers, various take-away outlets, Sub Post Office, newsagents, gents barbers etc.

The Town Centre and mainline railway station are just over a mile away. This property is also well located for access to the M11 motorway and the by-pass which in turn leads on to the A120 to the east and west.

EPC Band D. Council Tax Band D.

Front Door To:

Entrance Hall

Door to the rear garden. Stairs to the first floor. Radiator. Doors to living room, kitchen and:



Downstairs Cloakroom

5'9" x 3'1" (1.771 x 0.945)

WC. Wall mounted storage cupboards. Extractor fan.



Kitchen/Breakfast Room

11'7" x 9'7" (3.549 x 2.931)

Single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. Built-in oven, hob and extractor hood. Spaces for other appliances. Full-height larder cupboard. Nine single eye level wall cupboards. Built-in cupboard housing gas fired central heating boiler. Radiator. Double glazed bow window to the front aspect. Tiled walls.



Living Room

18'0" max x 14'2" (5.498 max x 4.339)

Maximum measurement is into the understairs recess.
Radiator. TV point. Door to study and opening to:



Dining Room

10'6" x 9'9" (3.204 x 2.979)

Radiator. Tv point. Full-width double glazed sliding patio doors to the rear garden.



Study/Bedroom Four

8'10" x 6'11" (2.695 x 2.118)

Radiator. Double glazed window to the rear aspect. Shelving.



First Floor Landing

Hatch to loft space. Double glazed window to the rear aspect. Bulkhead storage cupboard.

Bedroom One

14'3" x 11'10" (4.360 x 3.622)

Double glazed window to the rear aspect. Radiator.



Bedroom Two

15'4" x 7'11" plus door recess (4.675 x 2.422 plus door recess)

Double glazed window to the front aspect. Radiator. Two double fitted wardrobe cupboards with a central double bed recess which has cupboards above.



Bedroom Three

11'7" max x 9'10" (3.554 max x 3.004)

Double glazed window to the front aspect. Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder.



Bathroom

7'4" x 6'2" (2.256 x 1.894)

Panel bath with shower screen and Aqualisa shower unit. Low level WC. Pedestal wash basin. Heated towel rail. Double glazed window to the front and rear aspects. Fully tiled walls.



Rear Garden

A private 30' garden enclosed by 6' fencing on all three sides. The garden enjoys a westerly aspect. Paved patio area. Lawn area. Various shrubs and trees. Door to entrance hall.



Front Garden

Open aspect with lawn area.
Driveway with parking for one car leads to:

Integral Garage

15'11" x 8'0" (4.860 x 2.448)

Double opening wooden doors. Light and power connected. Fitted shelving and a work bench. Gas and electric meters.

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

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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.

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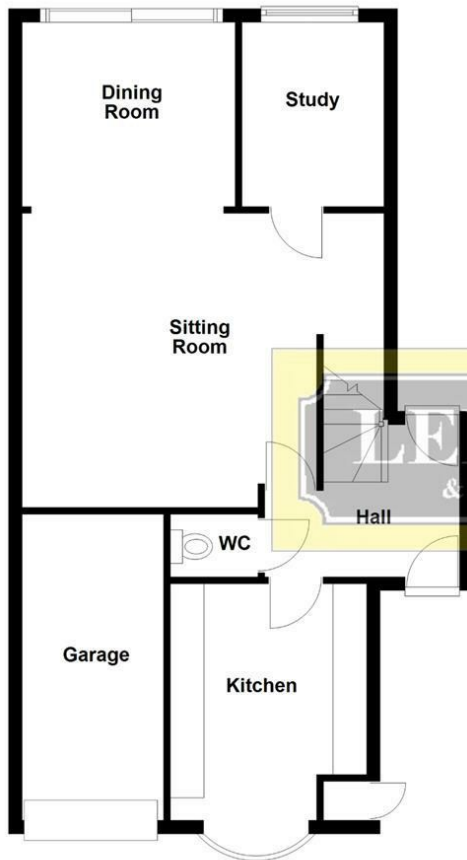
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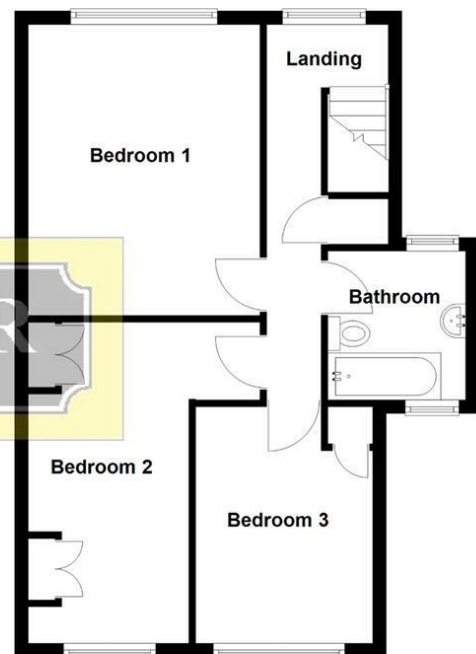
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 1150 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE