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Established 1986

Independent Estate Agents and Valuers







66, Pynchbek, Bishop's Stortford, Hertfordshire, CM23 4DJ

Guide price £235,000

A spacious two double bedroom maisonette which has it's own front door and a car port. The property has a long lease with at least 130 years left to run.

The accommodation has been well maintained but would benefit from some updating. It does have gas central heating and double glazing throughout.

It comprises: Entrance hall with stairs up to a first floor landing with storage and access to large part boarded loft, large living room, fitted kitchen, bathroom and two generously proportioned bedrooms.

The property is surrounded by well maintained communal gardens and there is a small enclosed area of garden to the front. Next to the building is a numbered car port that also has a parking space to the front.

This is an established road of similar maisonettes and houses. It is within a short walk of the Thorley Neighbourhood Centre which has a Sainsburys supermarket. There are several well regarded primary school which are also within walking distance.
The town centre and mainline railway station are just over a mile away.

EPC Pending. Council Tax Band C.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Front Door To:

Entrance Hall
Cloaks hanging area. Radiator. Stairs to the first floor.

First Floor Landing
Built-in storage cupboard. Hatch and retractable ladder to large, part boarded loft space which has a light connected.

Living Room
15'3" x 14'6" (4.650 x 4.442)
Double glazed window to the rear. Radiator. TV point.





Kitchen
8'3" x 6'8" (2.515 x 2.050)
Stainless steel single drainer sink unit with cupboard below. Adjacent work surfaces with cupboards and drawers below. Spaces for cooker, washing machine and fridge.
Full-height shelved larder/storage cupboard. Wall mounted gas fired central heating boiler. Double glazed window to the side. Ceramic tiled splashbacks to work surfaces.





Bedroom One
14'6" x 9'1" (4.431 x 2.782)
One double and one single fitted wardrobe cupboard with dressing table recess which has cupboards above. Radiator. Double glazed window to the front.





Bedroom Two
14'5" x 10'4" (4.416 x 3.169)
Radiator. Double glazed window to the front.





Bathroom
8'0" x 6'5" (2.452 x 1.979)
White suite.
Vanity unit wash basin with mixer tap. Low level WC. Panel bath with fully tiled splash surround, mixer tap and hand shower unit plus Triton electric shower unit. Double glazed window to the side. Radiator. Built-in airing cupboard housing hot water cylinder.



Car Port & Parking
There is a numbered car port to the side of the property and driveway parking for one car.

Communal Gardens
The well maintained communal gardens surround the building.
The larger area to the rear is laid to lawn and has several mature trees. It is enclosed by a 3' picket fence. Behind the car port is a discreetly located bin storage area.
To the front of the building is a small area of garden enclosed by a 3' picket fence.



Lease Details
The lease was extended in 2012 and there are over 130 years left to run.
The service charge from 1/4/2026 is £690 per annum. This is currently paid by 12 x £57.50 monthly payments.

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.

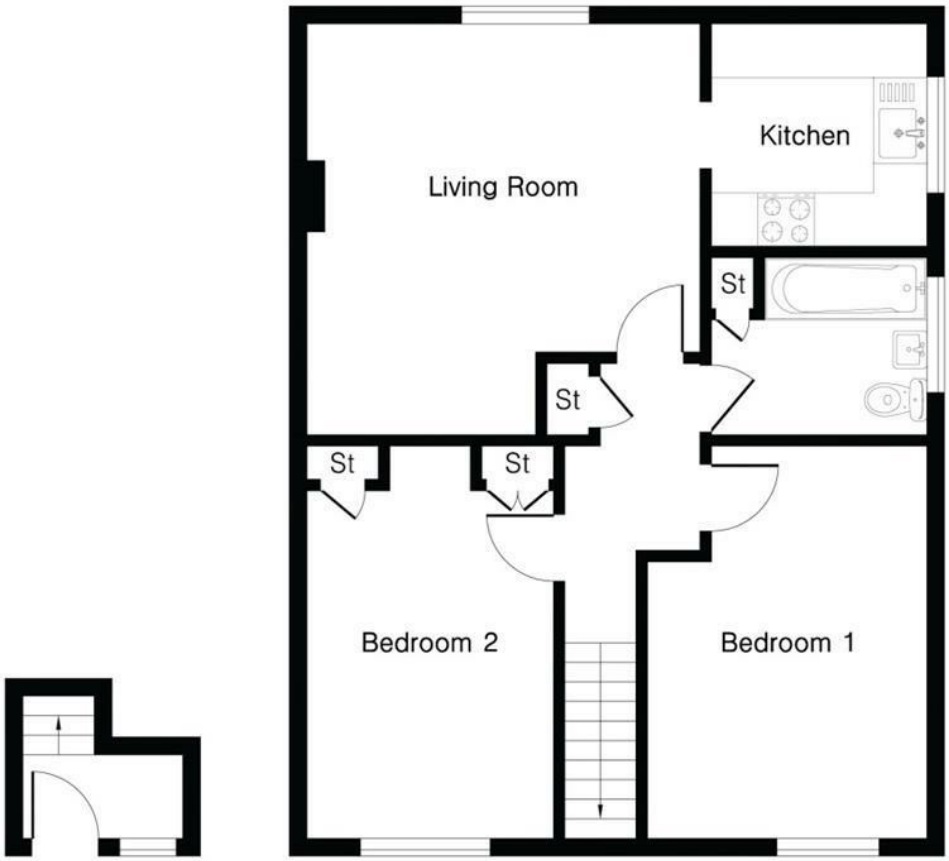
FINANCIAL SERVICES
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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 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.

Approximate Gross Internal Area 687 sq ft - 64 sq m



Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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