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PESTELL & Co
ESTABLISHED 1991

21 Rushleigh Green, Thorley Park, Bishops Stortford

NO ONWARD CHAIN OFFERS IN EXCESS OF - £325,000

A wonderfully arranged, two bedroom, mid terrace property, located in the popular Thorley Park development. The accommodation consists of entrance porch, living room, kitchen/dining room, the two bedrooms and a bathroom. Externally is a rear garden, backing onto the green space, plus a car port and private off street parking to the rear. All within close proximity of the local amenities and schooling.

Part glazed front door into:

ENTRANCE PORCH:

Carpeted, spotlights, glazed door into:

LIVING ROOM - 13' x 12'6 (3.96m x 3.82m)

Carpeted, window to front, radiator and ceiling light point. Stairs to first floor accommodation. Door into:



KITCHEN/DINING ROOM - 12'6 x 10'11 (3.81m x 3.33m)

Vinyl flooring, a range of eye and base level units with complementary work surface, inset sink and drainer, built in oven, 4 ring electric hob with extraction over. Integral fridge/freezer, washing machine and dishwasher, concealed boiler. Part glazed door and window to rear, radiator and inset down lighters.



LANDING AREA:

Carpeted, airing cupboard, access to loft and ceiling light point. Doors into:

BEDROOM 1 - 12'7 x 12' (3.84m x 3.65m)

Carpeted, window to front, radiator, over stairs cupboard and ceiling light point.

BEDROOM 2 - 11'11 x 6'3 (3.62m x 1.90m)

Carpeted, window to rear, radiator and ceiling light point.

BATHROOM:

Vinyl flooring, panel bath with overhead shower, low level w.c. and pedestal wash hand basin. Opaque window to rear, heated towel rail, tiled walls and inset down lighters.

OUTSIDE:

Rear garden with patio area off the house, the remainder being laid to lawn with borders. Further paved space with garden shed and rear gated access. Outside tap and light. Carport and parking available to the rear.







FULL ADDRESS

21 Rushleigh Green, Thorley Park, Bishops Stortford, Herts, CM23 4JH

SERVICES

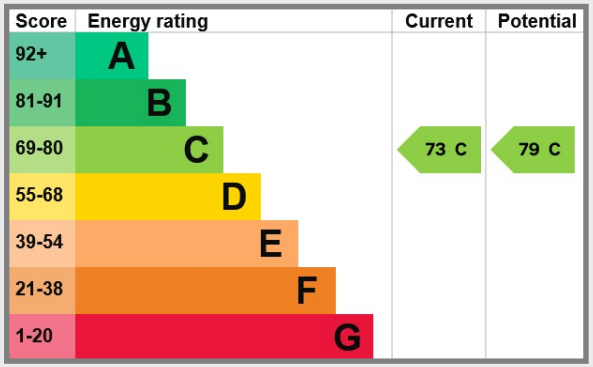
Gas fired central heating, mains electricity, water, drainage

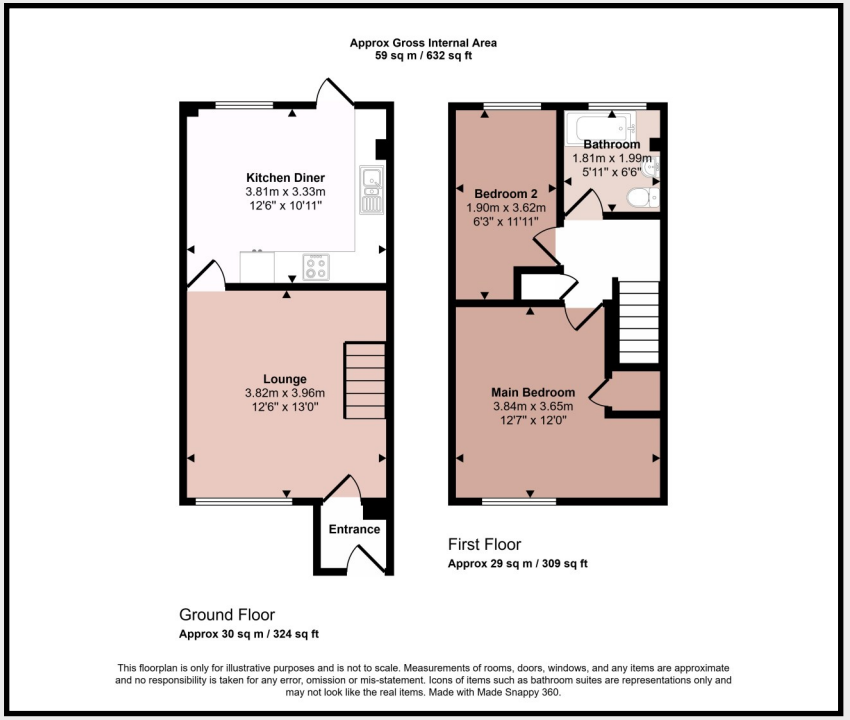
LOCAL AUTHORITY

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

AGENT NOTES

Band C





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.