3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR & COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers







30, Jervis Road, Bishop's Stortford, , CM23 3TT

Guide price £325,000

A REFURBISHED & REDORATED TWO BEDROOM VICTORIAN COTTAGE WHICH IS IN IMMACULATE ORDER THROUGHOUT. THERE IS FULL DOUBLE GLAZING AND GAS CENTRAL HEATING.

ACCOMMODATION COMPRISES: SPACIOUS LOUNGE/DINING ROOM, REFITTED KITCHEN WITH APPLIANCES, UPDATED GROUND FLOOR BATHROOM, TWO GENEROUSLY PROPORTIONED BEDROOMS & A COURTYARD GARDEN.

PARKING IS POSSIBLE IN THE ROAD AS THIS IS A RESIDENTS PERMIT PARKING AREA. ANNUAL COST IS £75.00 FOR THE FIRST CAR.

FIVE MINUTES WALK TO THE TOWN CENTRE & LESS THAN A TEN MINUTE WALK TO THE STATION.

Council Tax Band C. EPC Band D.

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

Double Glazed Front Door To:

Lounge/Dining Room
21'2" x 10'11" (6.472 x 3.340)
A spacious room which is described as two separate areas below.



Lounge Area
10'11" x 10'6" (3.340 x 3.221)
Double glazed window to the front aspect. Radiator. Two wall light points. Attractive fireplace with wooden bressumer, brick surround and hearth. Wide arch to;



Dining Area
11'1" x 9'9" (3.399 x 2.974)
Double glazed window to the rear aspect. Radiator. TV point. Stairs to the first floor. Understairs cupboard. Wall light point. Arch to:



Refitted Kitchen
7'5" x 6'4" (2.268 x 1.945)
Fitted with an attractive range of Matte cream shaker style units and white worktops.
Integrated appliances include: Stainless steel gas hob, cooker extractor hood and built-in oven. Freestanding appliances which are also included are: Fridge and washing machine.
Inset stainless steel one and a half bowl sink unit with swan neck mixer tap and cupboards below. Opposite and adjacent work surfaces with cupboards and drawers below. Cupboard housing Worcester Bosch gas fired central heating boiler. One double and one corner eye level wall cupboard. Wood effect laminate flooring. Double glazed window to the side aspect. Arch to:





Rear Lobby
Double glazed door to the rear garden. Door to:

Ground Floor Bathroom
5'9" x 7'4" max (1.769 x 2.249 max)
An upgraded white suite with complementary fully tiled walls. Pedestal wash basin with mixer tap. Low level WC. Panel bath with glazed shower screen, mixer tap and wall mounted shower unit. Extractor fan. Chrome heated towel rail. Fitted mirror. Double glazed window to the side aspect. Ceramic tiled floor. Radiator.



First Floor Landing
Hatch to loft space.

Bedroom One
11'0" x 10'8" (3.355 x 3.268)
Double glazed window to the front aspect. Radiator. Six inset ceiling lights.





Bedroom Two
9'11" x 8'2" (3.035 x 2.510)
Double glazed window to the rear aspect. Radiator. Built-in airing and shelved cupboard housing pre-lagged hot water cylinder.



Rear Courtyard Garden
Paved patio area. outside light. Wooden garden shed. Pedestrian access/right of way.





Front Garden
Enclosed by 3' picket fence. Outside light. Ornate stone area.

Parking Arrangements
Although there is no allocated parking wit this property, it is possible to park in the road outside the house.
This is a residents permit controlled parking area and permits can be purchased from East Herts District Council for the annual fee of £75.00 for the first car and £150.00 for a second vehicle.

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.

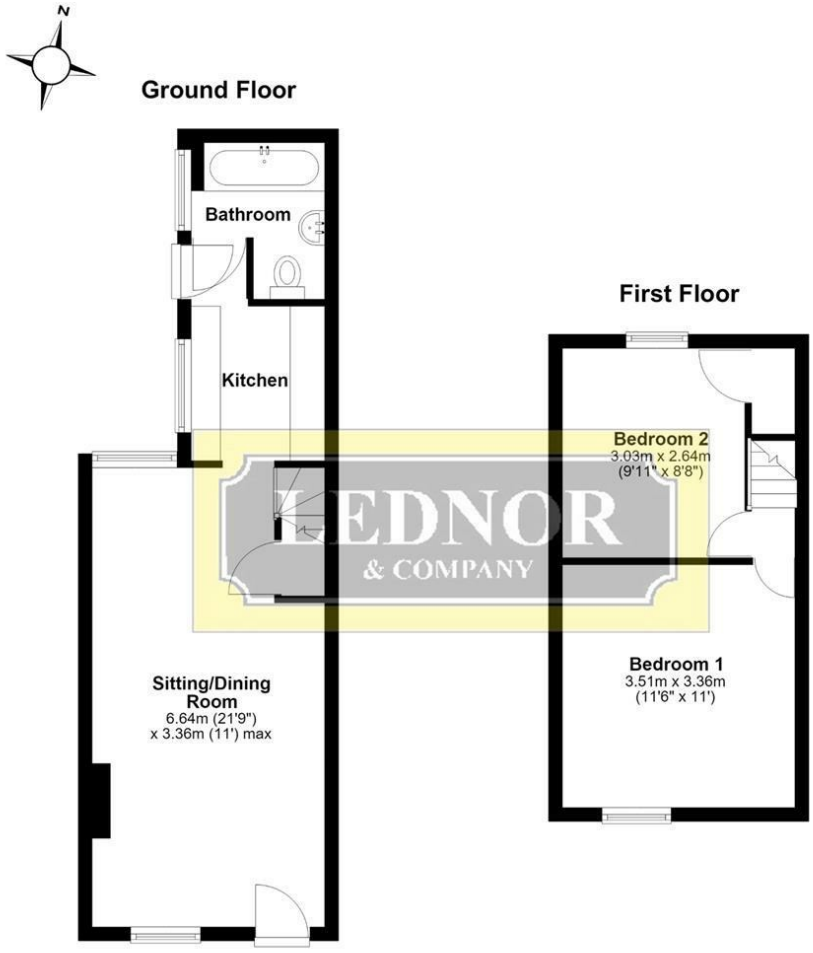
FINANCIAL SERVICES
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.



APPROX GROSS INTERNAL FLOOR AREA 575 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE