



Cottage (EPC Rating: C)

**RYE STREET**

**BISHOP'S STORTFORD**

**CM23 2HH**

**Per Month**

**£1,450 Per Month**



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



1



1



C

# 2 Bedroom Cottage located in Bishop's Stortford

Being offered FURNISHED and available from mid-April a most charming two double bedroom, end of terrace, character cottage ideally positioned within walking distance of the mainline railway station and town centre. The well presented accommodation comprises sitting room, fully fitted kitchen/breakfast room, separate utility area and ground floor shower room whilst on the first floor there are two double bedrooms. The property further benefits from UPVC double glazing and gas central heating. Parking is through the East Herts Resident parking scheme, either on Rye Street or a section of the car park at Grange paddocks. **\*\*SORRY NO SHARERS OR PETS\*\***

## **PORCH**

Front door with inset opaque glazed panels leading to:

## **SITTING ROOM**

13'7" x 11'11"

Staircase to first floor accommodation, feature fireplace with Adams style surround with inset gas living flame effect fire, dual aspect windows to front and side aspects, engineered oak flooring, built-in meter cupboard, radiator, coving to ceiling, opening through to:

## **KITCHEN/DINER**

11'11" x 9'0"

Fitted with a range of matching eye level and base units with Quartz work surfaces, built-in AEG oven with ceramic hob, stainless steel chimney style extractor fan over, integrated dishwasher, integrated fridge freezer, window to front aspect, engineered oak flooring, part slate tiling and part wooden panelling to walls, radiator, door way through to:

## **UTILITY ROOM**

Tiled flooring, washing machine, gas boiler, sliding door to:

## **SHOWER ROOM**

Shower cubicle, wash hand basin with vanity cupboard under, low flush WC, extractor fan, linen cupboard, tiled flooring, heated towel rail, opaque window to front aspect.

## **FIRST FLOOR**

## **LANDING**

Doors off to:

## **BEDROOM 1**

13'7" x 8'8"

Built-in wardrobe and additional built-in over stairs storage cupboard, window to front aspect, feature cast iron fire place, radiator, telephone point, access to loft hatch.

## **BEDROOM 2**

9'0" x 11'11"

Window to front aspect, radiator, telephone point, coving to ceiling, access to loft hatch.

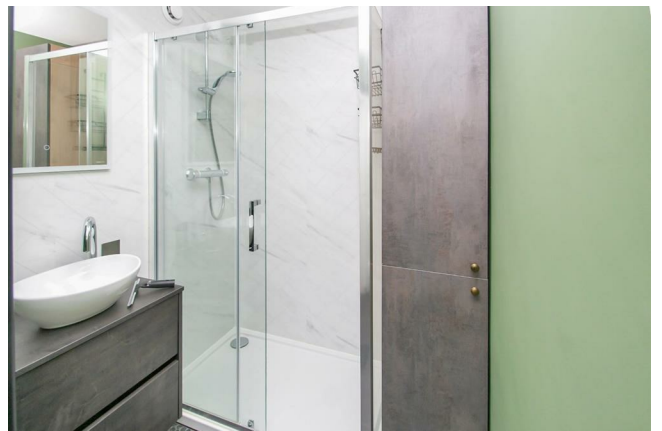
## **PARKING**

Along with resident parking in Rye Street there is a section of the Grange Paddock car park which can be used for residents parking for Rye Street properties and one permit is available for £75 annually and a second one for £150

## **LOCAL AUTHORITY**

East Herts District Council

Tax Band: C



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



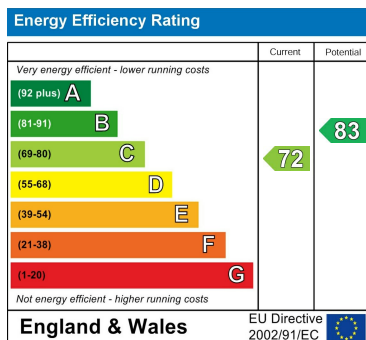
TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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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Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

lettings@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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