



PESTELL & Co
ESTABLISHED 1991

Ashwood, 13 Lords Avenue, Bishops Park, Bishops Stortford

OFFERS IN EXCESS OF - £392,000

An immaculately presented two double bedroom home tucked away in a quiet courtyard, siding onto woodland, on the popular Bishop's Park area, close to local amenities and schooling. The accommodation has been refurbished to a very high standard throughout by the current owner and comprises: an entrance hallway, open plan living space with generous lounge, dining area and kitchen. On the first floor there are the two bedrooms, one with an ensuite shower room and a family bathroom. Externally is a very generous rear garden, frontage and a garage en-bloc, plus off street parking

Hardwood front door into:

Entrance Hallway:

Wood effect laminate flooring, double glazed window to side, ceiling light point and stairs to first floor accommodation.

Living Room - 10'11 x 14'4 (3.32m x 4.36m)

Wood effect laminate flooring, bay window to front, under stairs cupboard, radiator and inset down lighters. Open into:



Outside:

Externally is very generous rear garden, including gravel patio space across the back of the house and a mainly laid to lawn remainder with panel fencing surround. Timber garden shed, outside tap, light and power. Gated side access.

To the front is a garage en-bloc and off street parking.



FULL ADDRESS

Ashwood, 13 Lords Avenue, Bishops Park, Bishops Stortford, Herts, CM23 4PB

SERVICES

Gas fired central heating, mains electricity, water, drainage

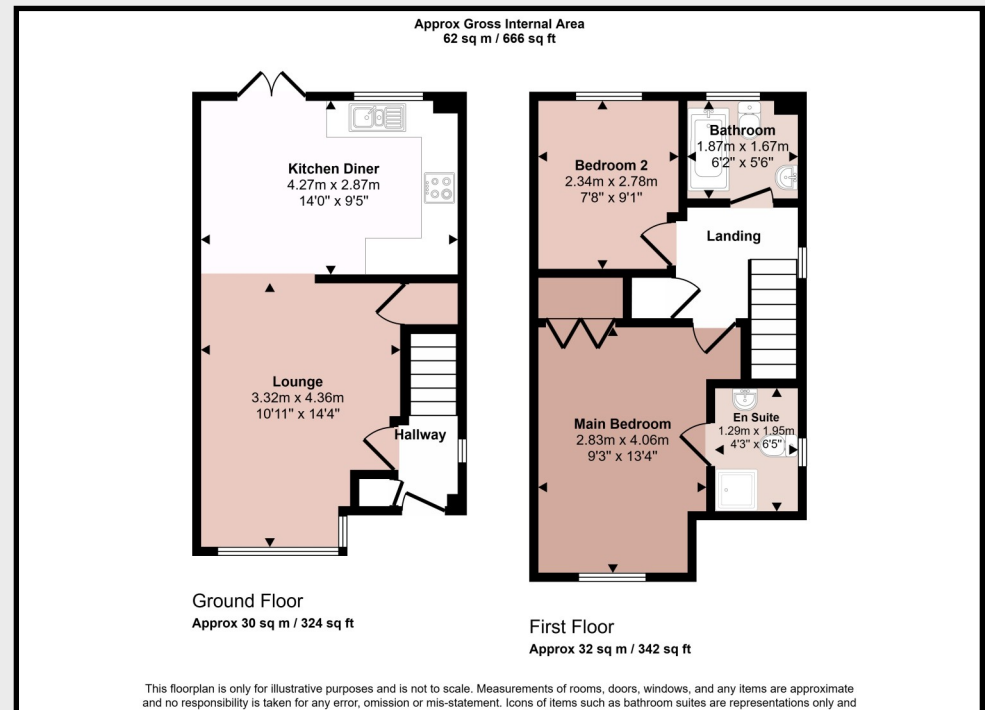
LOCAL AUTHORITY

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

AGENT NOTES

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Kitchen/Dining Room - 14' x 9'5 (4.27m x 2.87m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and sink unit. Built in oven, four ring gas hob with extraction over, space for fridge/freezer, washing machine and dishwasher. Double doors and window to rear garden, concealed boiler, radiator and inset down lighters.



First floor landing is carpeted, airing cupboard, loft access, ceiling light point.

Bedroom 1 - 9'3 x 13'4 (2.83m x 4.06m)

Carpeted, window to front, built in wardrobes, radiator and inset down lighters. Door into:

En-suite Shower Room: Laminate flooring, double corner shower cubicle, low level w.c., wash hand basin with unit below. Opaque window to side, extraction fan and spotlights.

Bedroom 2 - 7'8 x 9'1 (2.34m x 2.78m)

Carpeted, window to rear, radiator and inset down lighters.

Family Bathroom:

Laminate flooring, inset bath, low level w.c., wash hand basin. Opaque window to rear, extraction fan and inset down lighters.

