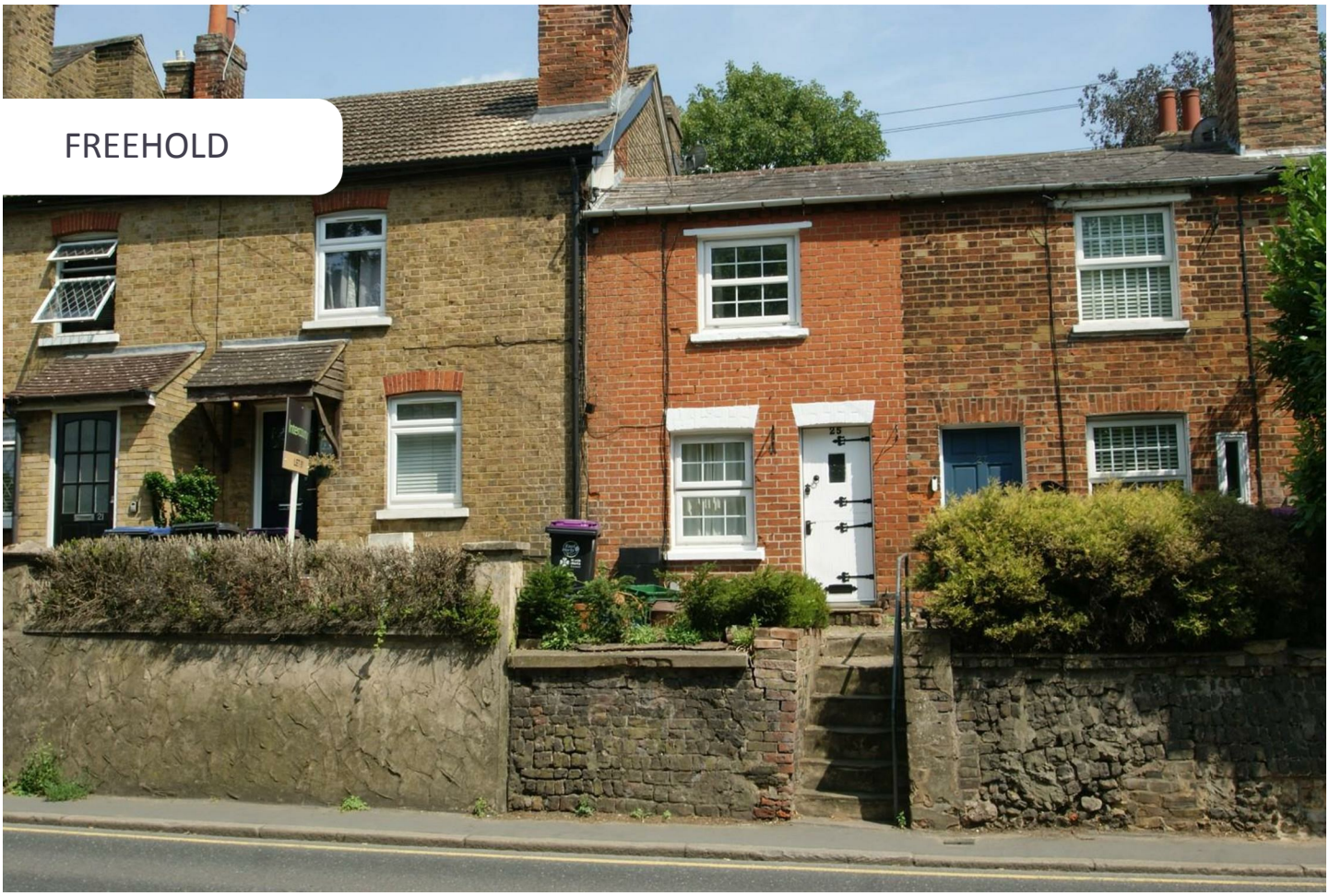
FREEHOLD







House - Terraced (EPC Rating:)

LONDON ROAD

BISHOPS STORTFORD

CM23 5NA

Price Guide

£300,000

- VICTORIAN COTTAGE WITH BRAND NEW ROOF
- 2 BEDROOMS
- UPSTAIRS BATHROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- 50' REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- VERY NEAR TO STATION AND SHOPS

Fordyce Furnivall
Residential Sales & Letting Agents

2 1 2

2 Bedroom House - Terraced located in Bishops Stortford

NO ONWARD CHAIN A charming 2 bedroom (one double one single) Victorian cottage enjoying an elevated position situated only a short walking distance away from the main line railway station and the town centre. The accommodation comprises lounge, dining room, kitchen, upstairs 2 bedrooms and bathroom Outside to the front are steps leading to the garden and front door and to the rear a 50' garden laid to lawn with patio area with mature shrubs and trees. Additional features include BRAND NEW ROOF, gas central heating and double glazing throughout. There is no allocated parking with this property, however there is a car park directly in front (Crown Terrace car park) where between 6:30pm & 8:30am Mon to Sat and all day Sunday there is no charge to park there or alternatively there is on street parking in nearby streets such as Grange Road.

SITUATION
The property is situated within easy walking distance to the busy market town of Bishop's Stortford which offers an excellent range of shops, amenities and good schooling for all ages. The mainline railway station is within 5 minutes' walk, offering connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25

GROUND FLOOR

ENTRANCE
Wooden stable front door leading to:

LOUNGE
3.43m x 3.38m (11' 3" x 11' 1") Double glazed window to front aspect, exposed beams and timbers, radiator, feature fireplace with exposed brick surround and tiled hearth, storage cupboard to side with alcove, wood floor, door to:

DINING ROOM
3.48m x 3.07m (11' 5" x 10' 1") Double glazed window to side aspect, feature cast iron fireplace with tiled hearth, stairs to first floor, under stairs storage cupboard, wood floor, doorway into:

KITCHEN
3.40m x 2.06m (11' 2" x 6' 9") Fitted with a range of base and eye level units with wood work surfaces over, inset Butler sink, windows to rear and side aspect, washing machine, dishwasher, oven, flagstone tiled flooring, part tiled walls, door to garden.

FIRST FLOOR

LANDING
Access to loft space, doors off to:

BEDROOM 1
3.43m x 3.28m (11' 3" x 10' 9") Double glazed window to front aspect, brick feature fireplace, radiator, built-in storage cupboard, solid wood floor, telephone point.

BEDROOM 2
3.48m x 1.57m (11' 5" x 5' 2") Sash window to rear aspect, laminate floor, radiator, wall mounted gas boiler.

BATHROOM
2.36m x 2.18m (7' 9" x 7' 2") Corner bath with mixer shower tap, pedestal wash hand basin, low flush WC, radiator, part tiled walls, tiled floor, vaulted ceiling, exposed beams.

OUTSIDE

GARDEN
The front of the property is in an elevated position with steps leading up to the front door. The 40' rear garden is mainly laid to lawn with patio area, shrub borders and timber fence surround.

LOCAL AUTHORITY
East Herts District Council
The Council Offices,
Charringtons House,
The Causeway,
Bishop's Stortford,
CM23 2ER
Tax Band: C

AGENT'S NOTE
1. MONEY LAUNDERING REGULATIONS: Intending

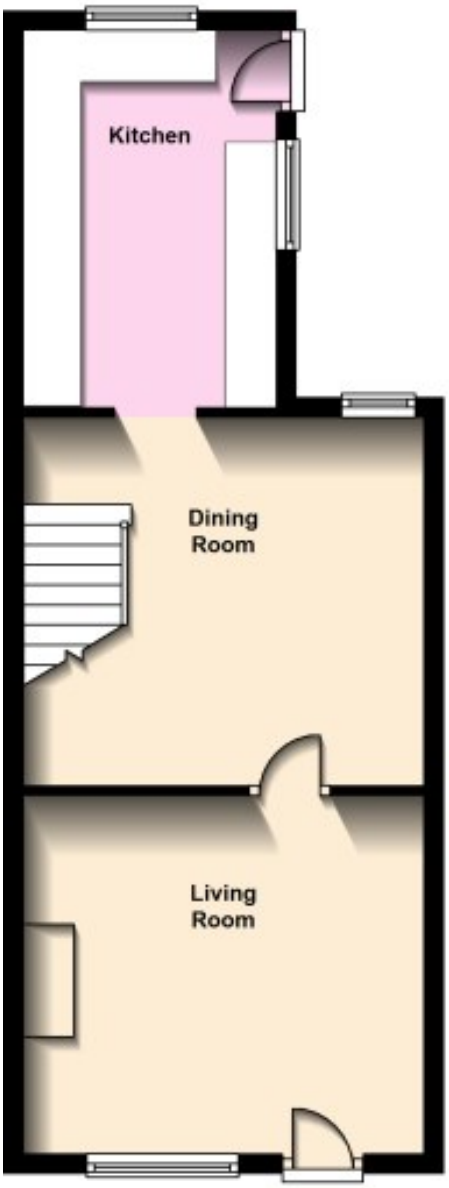


purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

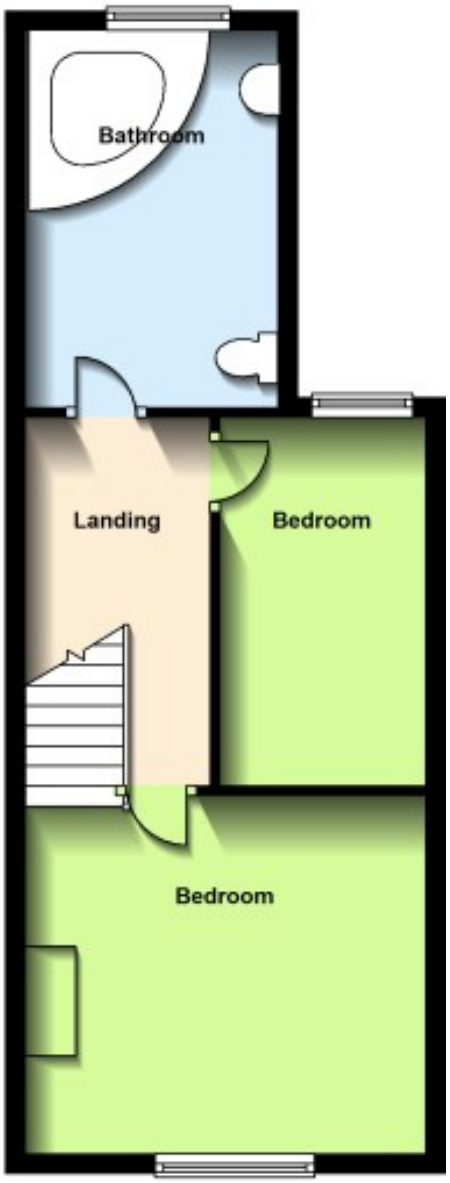




Ground Floor



First Floor

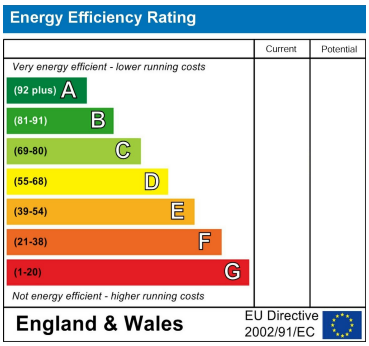


25 Londin Rd, B/S

Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.