



3 HENSMAN CLOSE

Bishop's Stortford, CM23 2XJ

£310,000

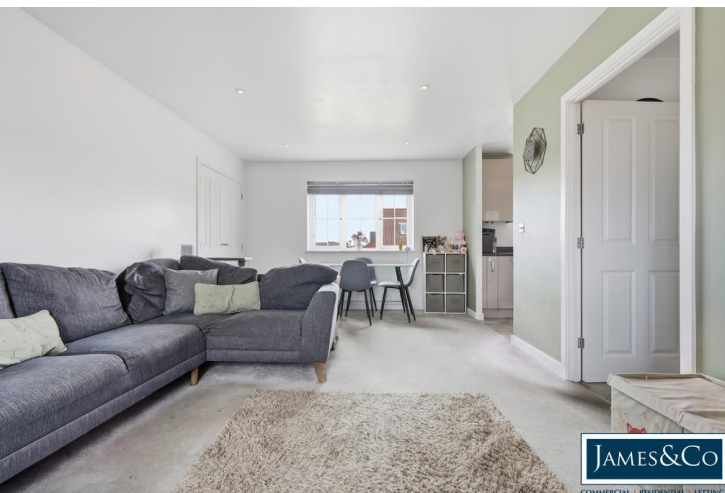


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Freehold Coach House
- Two Bedrooms
- Beautifully Presented Throughout
- Two Car Port Style Parking Spaces
- Overlooking Communal Garden Areas
- Perfect First Time Purchase or Young Family Buy
- Own Private Entrance
- Quiet Part of this Sought After Development





Property Description

THE PROPERTY

Superb FREEHOLD two bedroom coach house situated within a popular location overlooking communal greenery with the added advantage of TWO parking spaces. Perfect first time or young family purchase.

Freehold

Council Tax Band C

EPC B

Service charge for communal garden areas £175 p.a.

THE LOCATION

Hensman Close is located on the north-west side of Bishop's Stortford, offering a balance of modern living with easy access to the town centre, mainline train station, and

excellent road links including the M11.

With countryside walks close by and a wide range of shops, cafés and restaurants within easy reach, this is an ideal home for first-time buyers, young families, downsizers or investors alike.

OWN PRIVATE FRONT DOOR

LANDING

LIVING ROOM

20' 0" x 10' 2" (6.10m x 3.10m)

KITCHEN

8' 4" x 8' 9" (2.55m x 2.68m)

BATHROOM

BEDROOM 1

12' 1" x 8' 9" (3.70m x 2.69m)

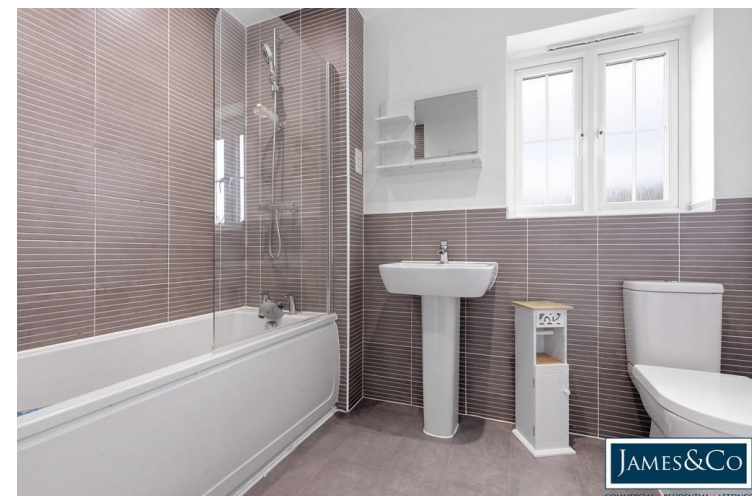
BEDROOM 2

12' 1" x 8' 5" (3.70m x 2.58m)

EXTERNALLY

Externally, the property benefits from two allocated parking spaces, a real advantage.

The outlook over the communal greenery to the front enhances the overall sense of privacy and tranquillity, setting this home apart within the development.



COUNCIL TAX BAND

Tax band C

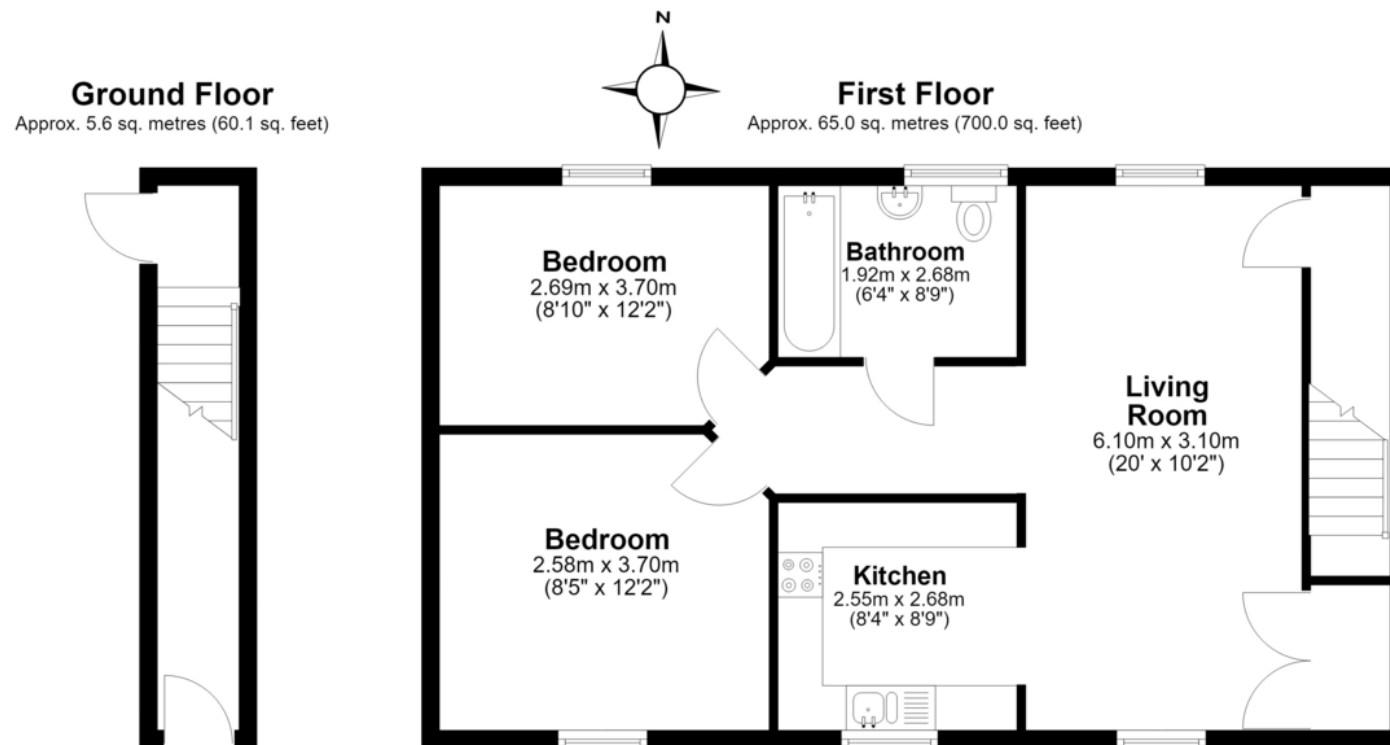
TENURE

Freehold

LOCAL AUTHORITY

East Hertfordshire District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Total area: approx. 70.6 sq. metres (760.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Hensman Close

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

