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Established 1986

Independent Estate Agents and Valuers



32, The Shearers, Bishop's Stortford, Herts, CM23 4AZ

Guide price £450,000

Located in the prestigious 'Village' area of St Michael's Mead, this substantial two double bedroom home offers spacious and well-appointed accommodation in a highly sought-after setting. Just a stone's throw from the beautiful Southern Country Park, the property boasts a beautifully landscaped south-west facing rear garden, a single garage and parking for two cars.

Internally, the accommodation features a generous kitchen/dining room, a bright and welcoming sitting room, a ground floor WC, two double bedrooms, an en-suite shower room to the principal bedroom and a separate family bathroom.

The garage is located to the side of the property and there is driveway parking to the front for two small cars.

The council tax band is E / The EPC Rating is C

Entrance Hall

With stairs to first floor, storage cupboard and radiator.

Fitted Kitchen/Dining Room

14'3" x 8'1" (4.36m x 2.47m)

The kitchen includes;

- Fitted wall and base units
- Space for a range cooker and dishwasher
- Integrated fridge/freezer and washing machine
- Wall mounted gas fired Vaillant boiler which is serviced annually
- Space for a dining table

There are double glazed windows to the front.



Sitting Room

15'0" x 11'3" (4.58m x 3.44m)

Spacious reception room with fireplace, radiator and double glazed doors opening out onto the pretty South West facing rear garden.



Ground Floor Cloakroom

Double glazed window to the front, radiator and basin.

First Floor Landing

Doors to all rooms, radiator, loft access and airing cupboard with hot water cylinder.

Principle Bedroom

12'11" x 9'4" (3.95m x 2.85m)

Large double bedroom with fitted wardrobes, double glazed window to the rear, radiator and door to;



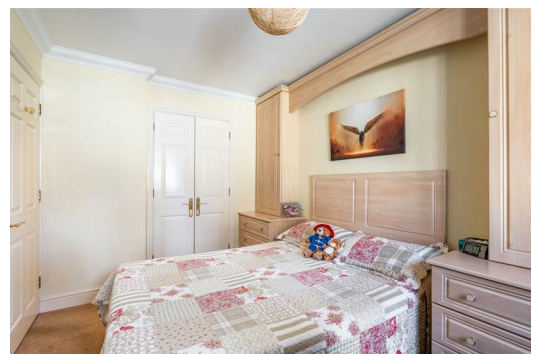
En-Suite Shower Room

Fully tiled double shower, WC, basin and double glazed window to the side.

Double Bedroom

12'6" x 8'2" (3.83m x 2.50m)

Large bedroom with fitted double wardrobe, desk and drawers, radiator and double glazed window to the front.



Bathroom

9'6" x 5'10" (2.92m x 1.79m)

Double glazed window to the front, basin, WC, radiator, bath and separate fully tiled shower.



Single Garage & Driveway

17'1" x 9'1" (5.22 x 2.77)

With power and light. Electric up and over door with side door to the garden. There is parking for two small cars to the front of the garage.

Rear Garden

Beautifully landscaped South West facing rear garden. Gated side access to the driveway.



Maintenance Charges

This part of The Shearers is a private road;

Maintenance Charge: £130.00 per 6 months

Ground Rent: £5.00 per 6 months

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 survey, not 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.

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.

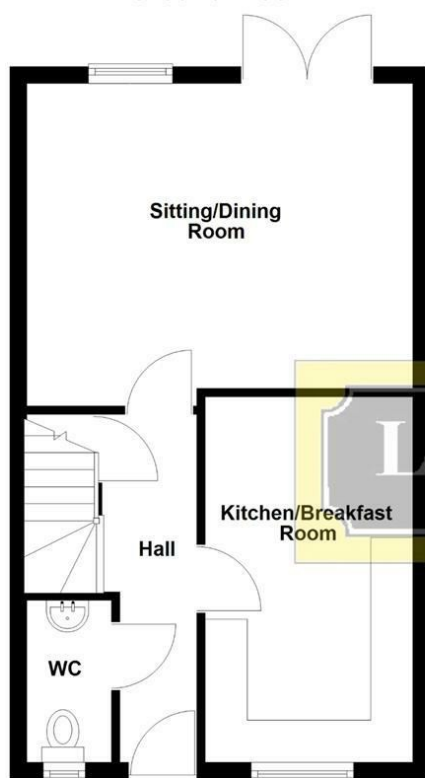
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Front

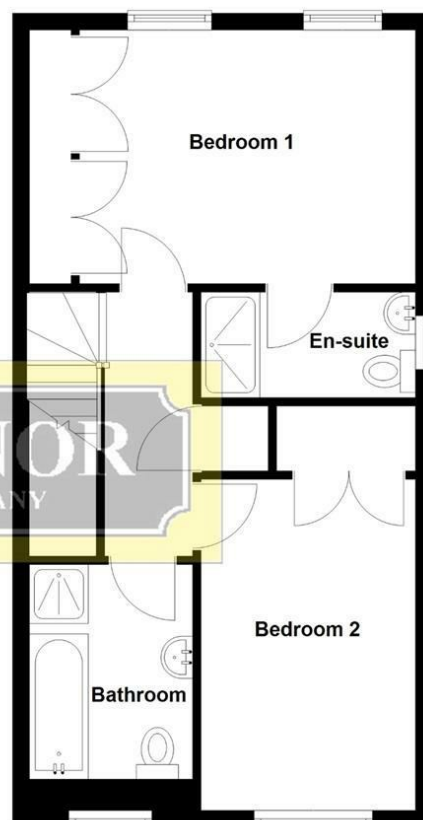




Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 850 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE