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& COMPANY

Established 1986

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Independent Estate Agents and Valuers

19, Blackbushe, Bishop's Stortford, Hertfordshire, CM23 5EY

Offers over £475,000

This spacious three bedroom semi-detached family home is offered to the market CHAIN FREE, presenting an excellent opportunity for buyers looking to put their own stamp on a property with great potential. Situated on a quiet residential street, the home enjoys a highly convenient location within a short walk of highly regarded schools and local shops.

The accommodation consists of two reception rooms, a fitted kitchen with pantry cupboard, three spacious bedrooms, a shower room and WC. To the front the property benefits from driveway parking and a garage with a roller door and power, providing practical storage and secure parking options. To the rear, there is a delightful established garden with mature trees and planting.

The property benefits from gas fired central heating and double glazed windows and doors throughout.

The EPC Rating is TBC / The Council Tax Band is D

Entrance Hall

Sitting Room
13'5" max x 11'11" (4.1m max x 3.64m)

Dining Room
10'4" x 10'0" (3.17m x 3.05m)

Kitchen
10'4" x 9'6" (3.17m x 2.90m)
Some fitted units and space for appliances, pantry cupboard.

First Floor Landing
Access to the loft space which is part boarded and has a light.

Bedroom 1
11'11" x 11'5" max (3.64m x 3.50m max)
Double bedroom with airing cupboard housing gas fired boiler and hot water cylinder.

Bedroom 2
10'11" max x 10'5" (3.34m max x 3.19m)
Double bedroom with fitted wardrobes.

Bedroom 3
8'10" max x 8'1" max (2.71m max x 2.47m max)

Shower Room
Fully tiled with shower cubicle, basin with vanity unit and heated towel rail.

Separate WC

Single Garage
16'2" x 7'9" (4.95m x 2.37m)
Roller garage door to the front, double glazed single door to the rear. Power.

Front
Driveway parking for one vehicle. There is excellent scope to provide additional parking for three cars by converting the front garden. Gated side access leads to;

Rear Garden

Delightful rear garden with established trees, flower beds, large area of lawn, two sheds and large vegetable patch.

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.
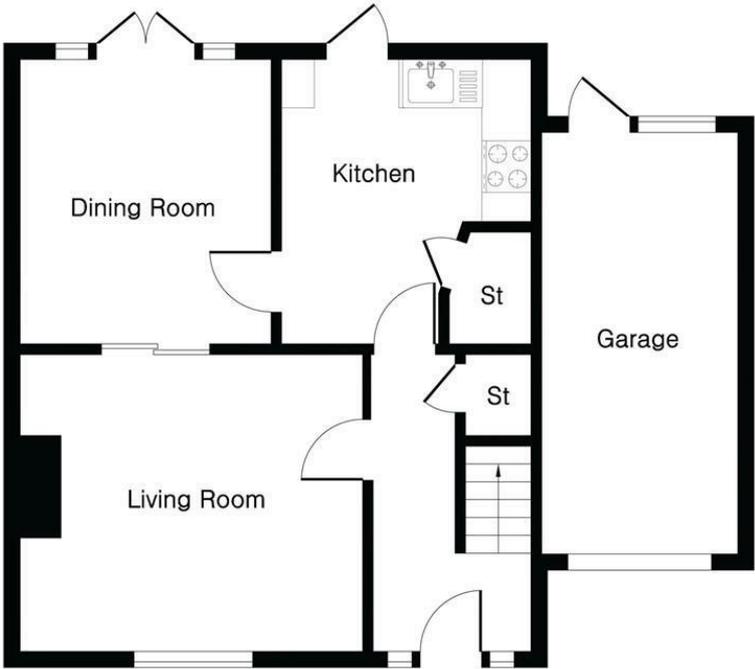
Disclaimer

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.

Approximate Gross Internal Area 982 sq ft - 92 sq m
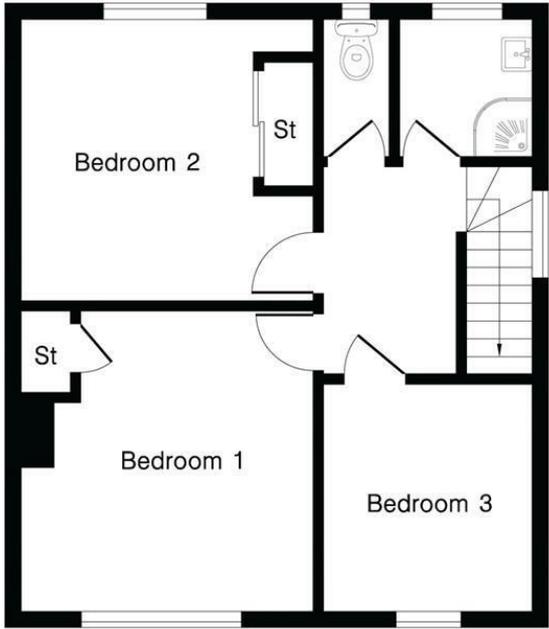## (Excluding Garage)
Ground Floor Area 491 sq ft – 46 sq m
First Floor Area 491 sq ft – 46 sq m
Garage Area 134 sq ft – 12 sq m

Dining Room

Kitchen

St

Garage

Living Room

St

Ground Floor

Bedroom 2

St

St

Bedroom 1

Bedroom 3

First Floor