3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR & COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers

42, Elizabeth Road, Bishop's Stortford, Hertfordshire, CM23 3RN

Guide price £347,000

Well-presented three-bedroom home, ideally situated just a short walk from the town centre, train station, and local schools. Designed for modern living, the property features a bright open-plan ground floor layout and a fitted kitchen complete with an integrated oven. Upstairs offers three comfortable bedrooms and a bathroom, while gas central heating and double-glazed windows and doors ensure year-round comfort and efficiency.

Additional benefits include a fully boarded loft space with light which accommodates the gas fired Worcester boiler. There is a delightful south facing rear garden, perfect for relaxing or entertaining.

With convenient on-street parking to the front, this home combines practicality, style, and an excellent location.

The Council Tax Band is C / The EPC Rating is C

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Entrance Hall
With stairs to first floor, door to;

Open Plan Living Area
22'7" max x 14'11" max (6.90m max x 4.55m max)
Large and bright open plan living area with bay window to the front, bespoke TV unit with cupboards and shelving and fitted kitchen with;

- Wall and base units
- Integrated electric oven with a four ring gas hob over
- Space for fridge/freezer, washing machine and dishwasher
- Large under-stairs storage area

First Floor Landing
Doors to all rooms, storage cupboard and loft access hatch to a boarded space with light and power. The Worcester gas fired combi boiler is located in the loft.

Bedroom 1
12'10" x 8'2" max (3.92m x 2.49m max)
Double bedroom.

Bedroom 2
9'4" x 6'10" (2.85m x 2.09m)
With fitted wardrobes.

Bedroom 3
9'11" max x 6'5" (3.03m max x 1.97m)
With over-stairs storage cupboard.

Family Bathroom
Bath with wall mounted shower over, basin, radiator and WC.

Rear Garden
South facing rear garden mostly laid to lawn with gated rear access.

Front
Front garden with casual on street parking to the front.

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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

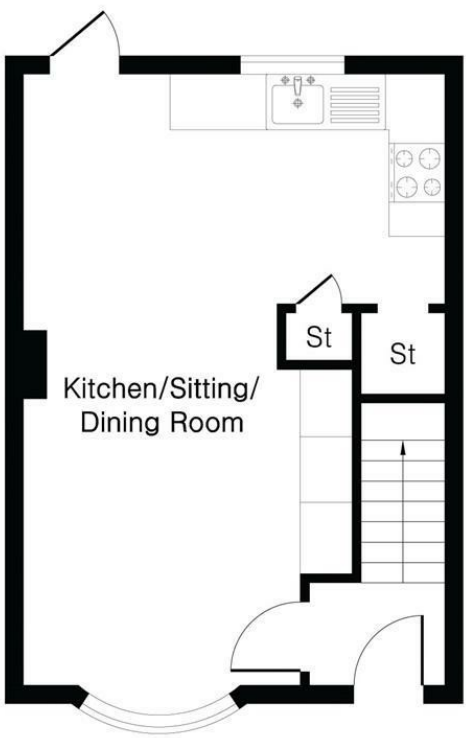
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

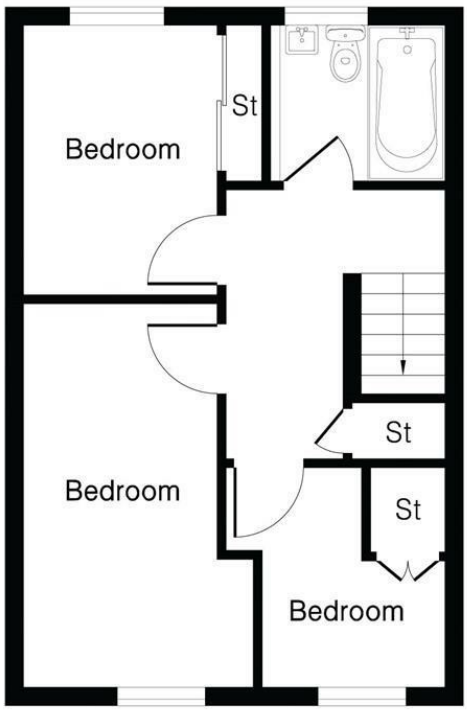
Approximate Gross Internal Area 677 sq ft - 63 sq m

Ground Floor Area 327 sq ft – 30 sq m

First Floor Area 350 sq ft – 33 sq m



Ground Floor



First Floor