





House - Terraced (EPC Rating: D)

IRVING CLOSE

BISHOP'S STORTFORD

CM23 4JR

PCM

£1,400 PCM

- 2 bedrooms
- Mid terrace
- Great location
- Lounge
- Kitchen
- Rear garden
- Garage with parking in front
- Newley decorated throughout
- Gas central heating
- UPVC double glazing throughout

Fordyce Furnivall
Residential Sales & Letting Agents

2 1 1 D

2 Bedroom House - Terraced located in BISHOP'S STORTFORD

In the process of being totally redecorated and new carpets being fitted throughout, a well presented two bedroom mid terrace home located in the popular Thorley Park development within easy walking distance to amenities including local schools, Sainsbury's supermarket, Post Office and Public houses. The accommodation comprises entrance hall, lounge, fitted kitchen/diner with cooker, fridge/freezer and washing machine, whilst upstairs there are two bedrooms and a bathroom. Outside to the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door with flower bed boarders. To the rear of the property the 40' garden is laid mainly to lawn with paved patio area, raised flower beds, timber built shed and timber built fence surround. Rear gated access leads to the single garage with allocated parking in front. Additional features include gas central heating and UPVC double glazing throughout. **AVAILABLE UNFURNISHED & FROM 16th NOVEMBER - NO SHARERS PLEASE**

SITUATION
Thorley Park is within walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance, including multiple shopping facilities schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

GROUND FLOOR

ENTRANCE HALL
Part frosted glazed composite front door, stairs rising to the first floor, radiator, door to:

LOUNGE
4.50m x 2.85m (14' 9" x 9' 4") UPVC double glazed bay window to the front aspect, T.V. point, recess under stairs, coving, radiator, door to:

KITCHEN/DINER
2.70m x 3.90m (8' 10" x 12' 10") Fitted with a modern range of base and eye level units with complimentary roll edge working top surfaces over, inset stainless steel sink with mixer tap and tiled splash backs, stand alone oven with gas hob and chimney style extractor fan over, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, cupboard housing boiler, laminate flooring, 2 x UPVC double glazed windows to the rear aspect, UPVC frosted glazed door leading to the rear garden

FIRST FLOOR

LANDING
Access to insulated loft space, doors off to:

BEDROOM 1
3.25m x 3.85m (10' 8" x 12' 8") 2 x UPVC double glazed windows to the front aspect, range of fitted wardrobes, storage cupboard, coving, radiator.

BEDROOM 2
4.03m x 2.05m (13' 3" x 6' 9") 2 x UPVC double glazed windows to the rear aspects, coving, radiator.

BATHROOM
Low flush WC, pedestal wash hand basin, panel enclosed bath with hand held shower attachment, part tiled walls, laminate flooring, extractor fan, coving, radiator.

OUTSIDE

GARDEN
Outside to the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door with flower bed boarders. To the rear of the property the garden is laid mainly to lawn with paved patio area, raised flower beds, timber built shed and timber built fence surround. Rear gated access leads to the single garage with allocated parking in front.

GARAGE
Single garage with up and over door with parking in front.

DIRECTIONS
From our offices follow the road round and turn left at the traffic lights onto the causeway. Head straight over 2 roundabouts and at the mini roundabout, take the first



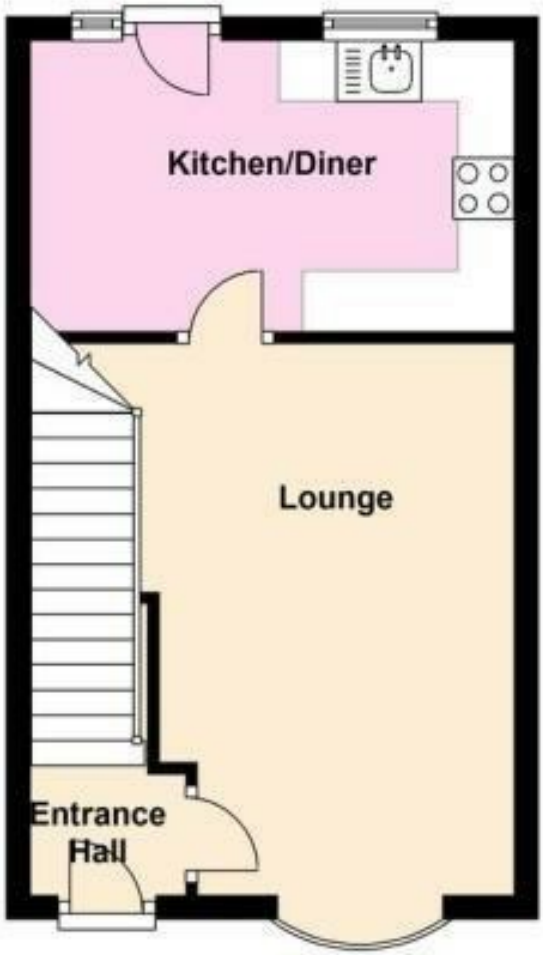
exit onto Bells Hill. At the next roundabout, take the 2nd exit onto Windhill. Stay on this road, heading straight over two mini roundabouts. At the large roundabout, take the 1st exit onto Villiers-sur-Marne Avenue. At the next roundabout take the 3rd exit onto Friedberg Avenue. Continue on this road and take the fourth turning on your left into Irving Close. Follow the road round and the property can be found at the end of the cul-de-sac.





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

Ground Floor



First Floor

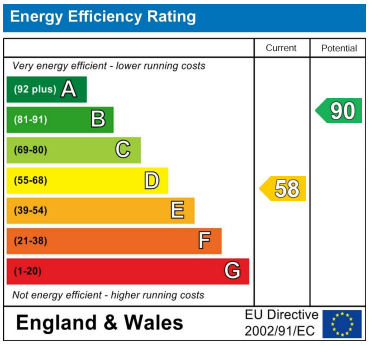


Total area: approx. 56.3 sq. metres (605.5 sq. feet)

Council Tax Band

C

Energy Performance Graph



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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.