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PESTELL Co
ESTABLISHED 1991

13 Zambesi Road, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £430,000

An immaculately presented three bedroom, semi-detached which has been fully renovated throughout to a high standard by the current owner. The accommodation comprises: an entrance hallway, living room, kitchen/dining area and ground floor w.c. On the first floor there are the three bedrooms and a family bathroom. Externally is a good size rear garden and to the front is off street parking. The property is situated on the edge of the town centre, within walking distance of all amenities, mainline station and excellent local schools.

Part glazed front door (to the side) into:

Entrance Hallway:

Wood effect laminate flooring, radiator, ceiling light point and stairs to first floor accommodation.

Living Room - 11'4 x 11' (3.45m x 3.35m)

Wood effect laminate flooring, window to front, radiator and ceiling light point.



Outside:

Externally is good size rear garden, including patio space across the back of the house and a laid to lawn remainder with panel fencing surround. Outside light and power. Gated side access.

To the front is a off street parking.



FULL ADDRESS

13 Zambesi Road, Bishops Stortford, Herts, CM23 3JR

SERVICES

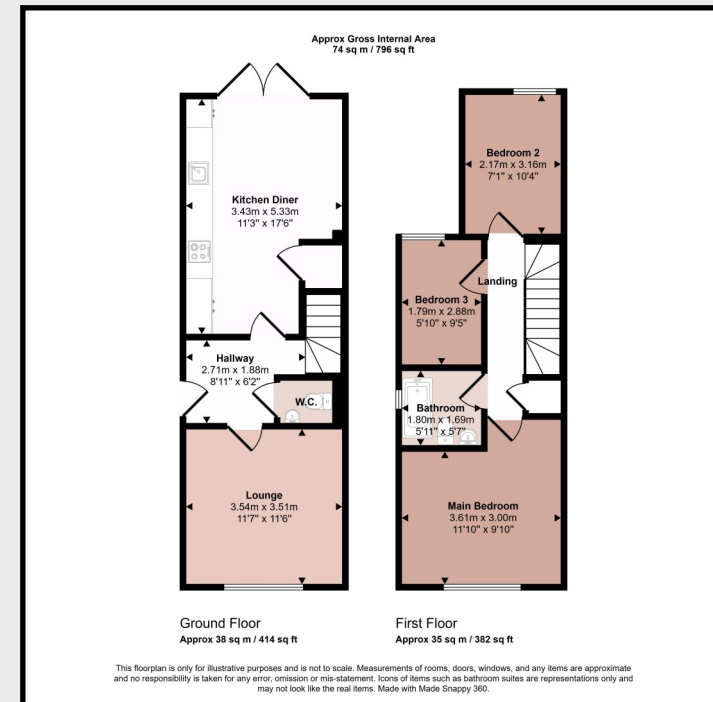
Gas fired central heating, mains electricity, water, drainage

LOCAL AUTHORITY

East Herts Council, Shopmobility, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

AGENT NOTES

Band C



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

Kitchen/Dining Room - 17'1 x 11' (5.21m x 3.35m)

Wood effect laminate flooring, a range of eye and base level units with granite work surface and sink unit. Built in double oven, four ring induction hob with extraction over, integrated fridge/freezer, washing machine and dishwasher. Double 'Bi-fold' doors to rear garden, concealed 'Combi' boiler, radiator, ceiling light point, wall lights and inset down lighters.

Ground Floor cloakroom:

Wood effect laminate flooring, low level w.c., wash hand basin, extraction fan and ceiling light point.



First floor landing is carpeted, cupboard, loft access, ceiling light point. Doors to:

Bedroom 1 - 11'9 max x 11'3 (3.58m x 3.43m)

Carpeted, window to front, radiator and ceiling light point.

Bedroom 2 - 10' x 6'10 (3.05m x 2.08m)

Carpeted, window to rear, radiator and ceiling light point.

Bedroom 3 - 9' x 5'6 (2.74m x 1.68m)

Carpeted, window to rear, radiator and ceiling light point.

Family Bathroom:

Fully tiled, inset bath with shower attachments, low level w.c., wash hand basin. Opaque window to side, extraction fan and spotlights.

