

FREEHOLD



House - Semi-Detached (EPC Rating: D)

PATRICIA GARDENS
BISHOP'S STORTFORD
CM23 3QE
Offers Over
£400,000

- EXTENDED SEMI DETACHED
- 3 BEDROOMS
- 2 BATHROOMS
- SITTING ROOM
- KITCHEN
- CONSERVATORY
- UTILITY / STORE ROOM (FORMALLY THE GARAGE)
- QUIET CUL DE SAC
- 75' SOUTH FACING GARDEN
- OFF STREET PARKING



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



1



D

3 Bedroom House - Semi-Detached located in Bishop's Stortford

An extended 3 bedroom 2 bathroom semi-detached family home enjoying a 75' rear garden situated in a quiet cul de sac near to a local parade of shops including Tesco's Express and within walking distance to the town centre and main railway station. The accommodation comprises, entrance hall, sitting room, kitchen, conservatory, shower room and the garage has been converted to part store room and part utility room. Upstairs there are 3 bedrooms and a family bathroom. Outside to the front is a block paved driveway, to the rear the south facing 75' garden is laid to lawn with patio area, timber built garden shed. Additional features included gas central heating and UPVC double glazing.

SITUATION

The busy market town of Bishop's Stortford is just a short distance from the property offering an excellent range of amenities, including multiple shopping facilities, cafes and restaurants, post office, doctor's surgery, Herts & Essex hospital and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 15 minutes' drive away

GROUND FLOOR

COVERED PORCH

Courtesy light, UPVC front door to:

ENTRANCE HALL

Radiator, stairs to first floor,

SITTING ROOM

12'3" x 11'9"

Laminate flooring, TV & Telephone points, window to the front aspect, wall mounted electric feature fire, door to:

KITCHEN

14'9" x 6'6"

Fitted with a full range of oak fronted wall & base units with roll top work surfaces over, tiled splashbacks, stainless steel one and a half bowl sink unit with mixer tap and cupboards below, space for fridge/freezer, standalone double oven with electric hob with chimney style extractor hood over, larder cupboard, window to the rear aspect, tiled floor, door to inner lobby and:

CONSERVATORY

11'9" x 9'10"

Two UPVC double glazed sides, polycarbonate ceiling, patio doors to the rear garden, radiator.

INNER LOBBY

Tiled flooring, door to garden, door to utility room and shower room.

SHOWER ROOM

Wall mounted wash basin, low level WC, shower cubicle with Triton electric shower unit, tiled floor, chrome heated towel rail, window to the rear aspect, fully tiled walls, extractor fan.

UTILITY ROOM/STOREROOM

11'5" x 7'4"

Formally the garage now being used as an utility room and storage. Range of fitted wall and base units with working top surface over, radiator, space and plumbing for washing machine.

FIRST FLOOR

LANDING

Access to boarded loft via pull down ladder, gas boiler.

BEDROOM 1

12'9" x 9'6"

Range of fitted wardrobes, radiator, window to the front aspect.

BEDROOM 2

18'4" x 6'6"

Windows to the front and rear aspects, radiator, TV point

BEDROOM 3

9'2" x 8'6"

Window to the rear aspect, radiator, airing cupboard housing hot water cylinder.

BATHROOM

Wash basin with mixer tap and vanity cupboard below, WC with concealed cistern, bath with waterfall mixer tap and shower attachment, tiled floor, ladder style heated towel rail, frosted window to the rear aspect.



OUTSIDE

GARDEN

The south facing 75' rear garden is laid mainly to lawn with patio area, timber garden shed, outside tap and power point, timber fence surround.

LOCAL AUTHORITY

East Herts District Council

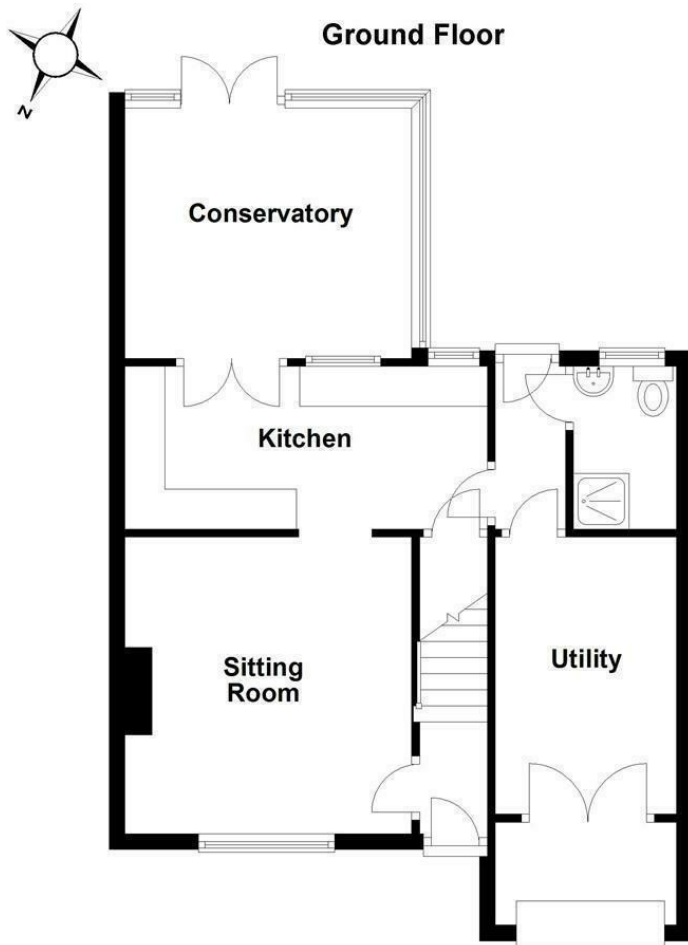
Tax Band: D

£2,005.09

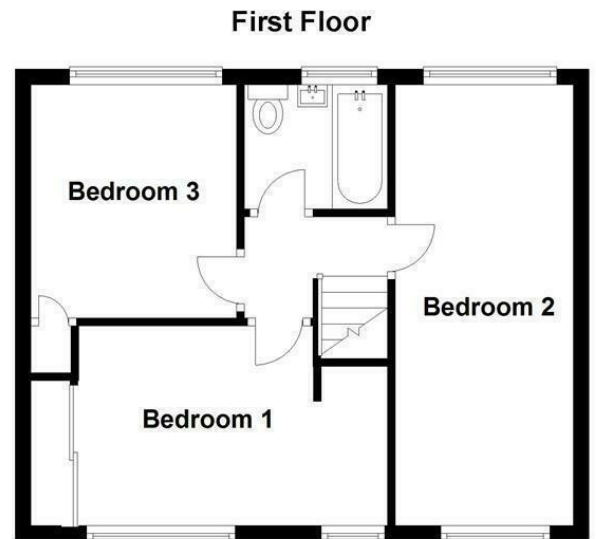
AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





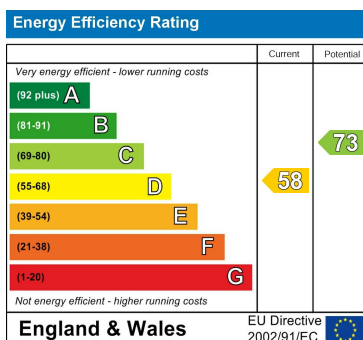
APPROX GROSS INTERNAL FLOOR AREA 975 SQFT



Council Tax Band

D

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.



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