

FREEHOLD



House - Terraced (EPC Rating: D)

**THE PADDOCK**  
**BISHOP'S STORTFORD**  
**CM23 4JN**  
**Price Guide**  
**£270,000**



**Fordyce Furnivall**  
Residential Sales & Letting Agents



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# 1 Bedroom House - Terraced located in Bishop's Stortford

A well presented FREEHOLD one double bedroom end of terrace cluster house tucked away in a cul-de-sac on the popular Thorley Park development. The property benefits from TWO allocated parking spaces and is offered with NO ONWARD CHAIN. The accommodation is arranged over two floors and includes on the ground floor, an entrance lobby leading to the lounge/diner, fitted kitchen, staircase to the first floor landing leading to the bathroom and to the double bedroom. Outside to the front there is an open plan garden laid to lawn and two allocated parking spaces. Additional features include heating via electric smart efficient heaters and UPVC double glazed windows throughout.

## 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

### PORCH

UPVC front door with glazed panels leading to:

### ENTRANCE HALL

Cloaks area, door leading to:

### LOUNGE/DINER

12'7" x 9'5"

Window to the front aspect, electric radiator, stairs to first floor, coving to the ceiling, opening to:

### KITCHEN

9'10" x 7'1"

Range of wall and base units with work top surfaces over, inset stainless steel sink with mixer taps, built in electric oven with hob over, window to the side aspect, space for fridge and washing machine.

## FIRST FLOOR

### LANDING

Built in airing cupboard housing hot water cylinder, loft access, doors off to:

## BEDROOM

12'7" x 9'5"

Window to the front aspect, electric radiator, fitted wardrobes with sliding mirrored doors.

## BATHROOM

Bath with shower over, wash hand basin, low flush WC, chrome heated towel rail, window to the side aspect, fully tiled walls and floor.

## OUTSIDE

Small open plan garden laid to lawn to the front.

## PARKING

Two allocated parking spaces.

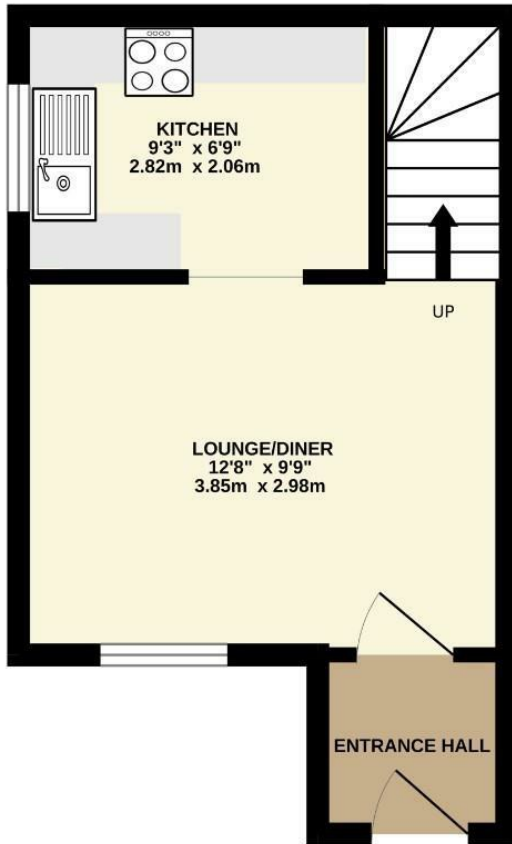
## LOCAL AUTHORITY

East Herts District Council

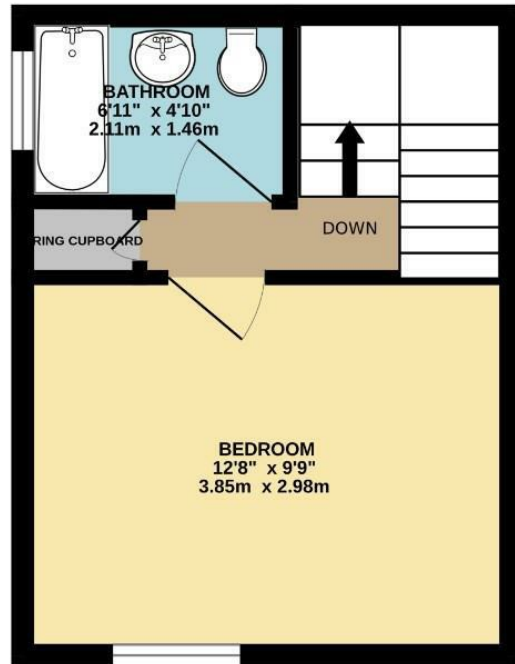
Tax band: B



GROUND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



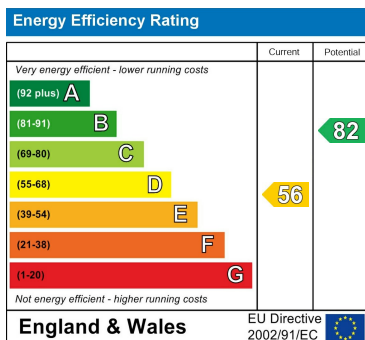
TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



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