

FREEHOLD



House - Semi-Detached (EPC Rating: D)

BURLEY ROAD
BISHOP'S STORTFORD
CM23 3LR
Offers Over
£375,000

- IN NEED OF SOME REFURBISHMENT
- EXTENDED SPACIOUS SEMI-DETACHED
- 3 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINER
- KITCHEN
- OFF STREET PARKING
- 50' REAR GARDEN
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



2



D

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

****NO ONWARD CHAIN**** In need of some refurbishment, a spacious and extended three-bedroom, two-bathroom semi-detached family home, ideally located within walking distance of the town centre and mainline railway station. The property offers generous accommodation comprising an entrance hall, lounge, dining room, kitchen, utility room, and a ground floor shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Additional features include gas-fired central heating and UPVC double glazing throughout.

SITUATION

Ideally located for commuters, the property is just a short walk from the mainline railway station, which offers regular services to London Liverpool Street, Stansted Airport, and Cambridge. Nearby is a mini Waitrose and a convenient local store and the thriving market town of Bishop's Stortford which provides an excellent range of amenities, including a wide variety of shops and restaurants, numerous sports and leisure facilities is a short walking distance away. There is excellent schooling for all ages nearby, including Bishop's Stortford High School, Thorley Hill, and Richard Whittington Primary Schools. While the nearby M11 junction offers fast connections to London and the M25 orbital motorway. For those who enjoy the outdoors, open countryside and picturesque walks along the River Stort are easily accessible.

GROUND FLOOR

PORCH

UPVC front door with glazed panel through to:

ENTRANCE HALL

Radiator, stairs to first floor, door to:

LOUNGE

14'5" x 11'11"

UPVC window to the front aspect, radiator, TV & Telephone points, archway through to:

DINING ROOM

17'9" x 8'4"

UPVC window to the side aspect, radiator, understairs storage area, door to:

KITCHEN

12'2" x 10'7"

Range of wall and base units with work top surfaces over, tiled splash backs, one and a half bowl ceramic sink with mixer tap, UPVC window to the rear aspect, range style electric gas

hob over, oven with inset ceiling spots, space for fridge/freezer, washing machine and dishwasher, door to utility room and to rear garden

UTILITY ROOM

Wall mounted gas boiler, door to:

SHOWER ROOM

Walk-in shower, low flush WC, wall mounted wash hand basin with tiled splash back, UPVC window to the rear aspect.

FIRST FLOOR

LANDING

UPVC window to the side aspect, access to loft, doors off to:

BEDROOM 1

9'10" x 9'4"

UPVC window to the front aspect, radiator.

BEDROOM 2

9'8" x 8'2"

UPVC window to the rear aspect, radiator.

BEDROOM 3

11'3" x 6'9"

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

BATHROOM

Bath with Triton electric shower over, rail and curtain, tiled surround, pedestal wash hand basin, low flush WC, UPVC window to the side aspect.

OUTSIDE

GARDENS

To the front there is a concrete driveway affording off street parking for two cars, a side gate permits pedestrian access to the 50' rear tiered garden laid mainly to lawn with patio area, timber built garden fence.



PARKING

Concrete private driveaway affording off street parking for 2 cars.

LOCAL AUTHORITY

East Herts District Council

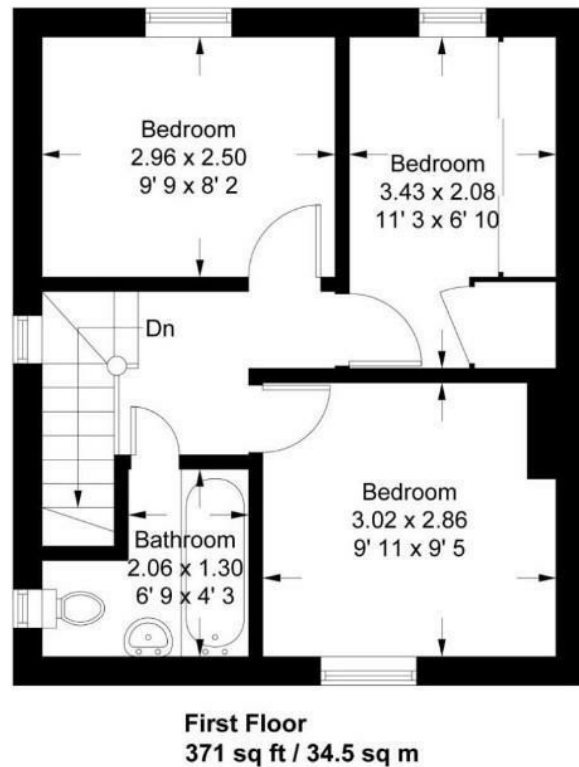
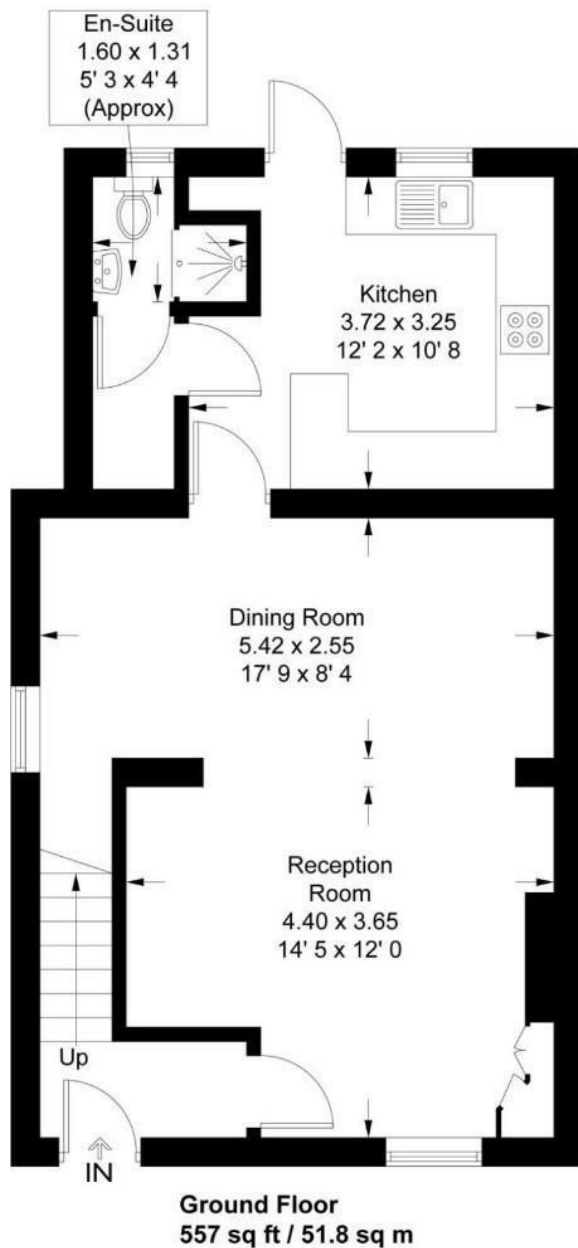
Tax Band: D

£2,339.63

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.



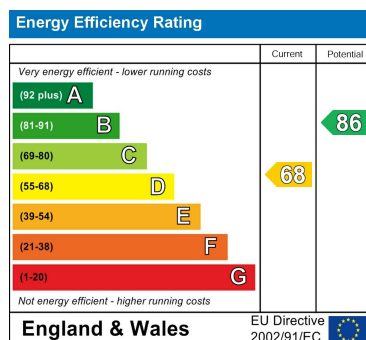


This plan is not to scale and must be used as layout guidance only, all measurements and areas are approximate.

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.