

FREEHOLD



House - Terraced (EPC Rating: D)

**WENTWORTH DRIVE**  
**BISHOP'S STORTFORD**  
**CM23 2PB**  
**Price Guide**  
**£400,000**

- MID-TERRACE
- 3 BEDROOMS
- LOUNGE
- FULLY FITTED KITCHEN/DINER
- BATHROOM
- REAR PAVED GARDEN
- GARAGE
- 2 OFF STREET PARKING SPACES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 3 Bedroom House - Terraced located in BISHOP'S STORTFORD

**\*\*NO ONWARD CHAIN\*\*** Ideal first time purchase, a well presented 3 bedroom, mid-terrace family home overlooking a green, situated in a sought after established road within walking distance of the Bishop's Stortford station, town centre and schools rated as outstanding by Ofsted. The accommodation comprises entrance hall, lounge and fully fitted kitchen/diner, whilst upstairs there are three bedrooms and the family bathroom. Outside to the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door. To the rear of the property the 25' garden is completely paved with a timber built shed and timber fence surround with access to the garage which in front has 2 allocated parking spaces. Additional features gas central heating and double glazing throughout.

## SITUATION

### ENTRANCE HALL

Part glazed UPVC front door with glazed side panel, cupboard housing gas boiler and meters, cloaks area, door to:

### LOUNGE

14'1" x 11'3"

Double glazed window to the front aspect, wood flooring, coving, radiator, stairs leading to the first floor with storage cupboard under, TV & telephone points, door to:

### KITCHEN/DINER

14'5" x 10'11"

Fitted with a range of base and eye level units with complimentary working top surfaces over, inset 1 1/4 stainless steel sink with mixer tap, tiled splash backs, built-in electric oven, induction hob with chimney style extractor fan over, integrated fridge/freezer, integrated dishwasher, washing machine, breakfast bar, part tiled walls, tiled flooring, double glazed window to the rear aspect, part glazed door leading onto the rear garden, coving, radiator.

### LANDING

Access to part boarded loft via pull down ladder, coving, doors to:

### BEDROOM 1

11'8" x 8'6"

A range of fitted wardrobes, double glazed window to the front aspect, coving, radiator, TV point.

### BEDROOM 2

10'8" x 6'10"

Double glazed window to the rear aspect, coving, radiator.

### BEDROOM 3

7'2" x 5'9"

Double glazed window to the front aspect, overhead storage cupboards, airing cupboard housing immersion heater, coving, radiator.

### BATHROOM

Low flush WC with concealed cistern and shelf over, wash hand basin with vanity cupboard under, side panelled bath with shower attachment and folding glazed screen, fully tiled walls, tiled flooring, frosted double glazed window to the rear aspect, radiator.

### GARDEN

To the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door. To the rear of the property the 25' garden is completely paved, timber built shed and timber fence surround. Rear gated access leads to the parking.

### GARAGE

16'4" x 7'10"

Up and over door, eaves storage, power and light connected, door to the rear garden.

### PARKING

There are two allocated parking spaces to the front of the garage.

### LOCAL AUTHORITY

East Herts District Council

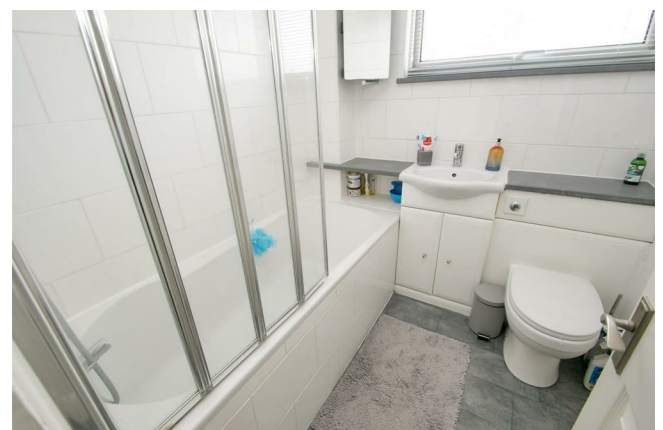
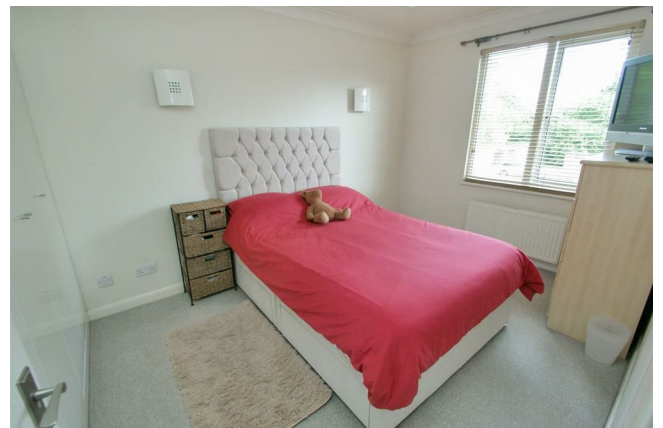


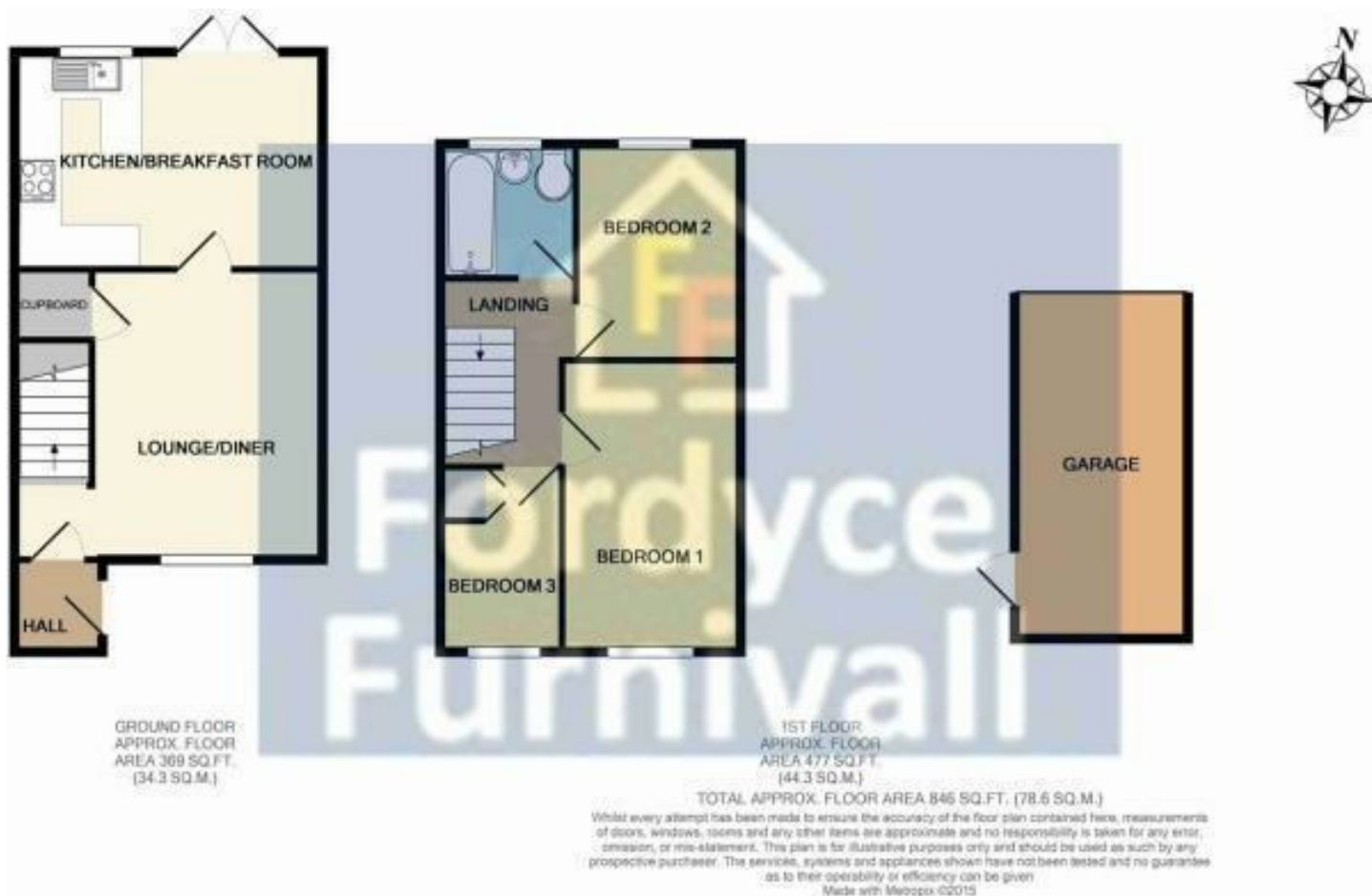


Tax band: C  
£1,956.15

#### 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.

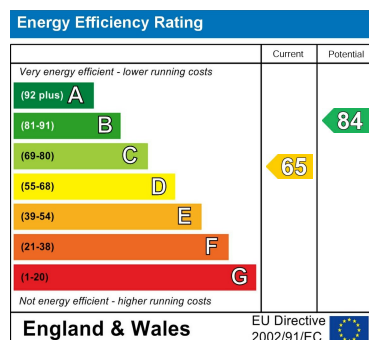




Council Tax Band

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.