

FREEHOLD



House - Terraced (EPC Rating: D)

**CHERRY GARDENS**  
**BISHOP'S STORTFORD**  
**CM23 2AJ**  
**Price Guide**  
**£370,000**

- BEAUTIFULLY PRESENTED
- 2 DOUBLE BEDROOMS
- TERRACED
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM
- GARAGE
- RESIDENTIAL PARKING SCHEME
- UPVC DOUBLE GLAZING WITH PLANTATION SHUTTERS
- NEW ROOF



**Fordyce Furnivall**  
Residential Sales & Letting Agents



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

Beautifully presented throughout a 2 double bedroom terraced home within close proximity to the train station and town centre. The spacious accommodation comprises entrance porch, lounge/diner, kitchen, bathroom whist upstairs there are 2 double bedrooms. Outside to the front there is block paved pathway leading to the porch with flower beds to either side. The attractive 50' rear garden is laid mainly with artificial grass and paved patio area, timber fence surround with rear gated access. The detached garage has power and light connected. Additional features include residents parking scheme, gas central heating, UPVC double glazing throughout with plantation shutter blinds and a recently fitted new roof.

## SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25.

## GROUND FLOOR

### COVERED PORCH

Seating area, courtesy light, UPVC glazed front door to:

### ENCLOSED ENTRANCE PORCH

Cloaks area, UPVC window to the front aspect, glazed door to:

### LOUNGE/DINER

21'7" x 11'9"

Feature fireplace with wood mantle and surround, marble hearth incorporating electric fire, UPVC windows to both front and rear aspects, TV & telephone points, stairs to the first floor, ceiling coving, radiators, door to:

### KITCHEN

13'1" x 8'2"

Range of wall and base units with drawers and cupboards under with wood working top surfaces over, tiled splashbacks, inset stainless steel one and a quarter sink with mixer tap, standalone Becko double oven with ceramic hob and chimney style extractor hood over, radiator, space and plumbing for washing machine & dishwasher, space for fridge/freezer, window to the

side aspect, door to rear garden, tiled flooring, wall mounted gas boiler, door through to:

### BATHROOM

Bath with shower over, glass screen, pedestal wash hand basin, low flush WC, frosted window to the rear aspect, radiator, fully tiled walls, extractor fan.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'10" x 10'0"

Window to the front aspect, radiator, ceiling coving, full range of fitted wardrobes.

#### BEDROOM 2

11'10" max x 11'0"

Window to the rear aspect, radiator, ceiling coving, recess for wardrobe.

### OUTSIDE

### GARDENS

Front garden with block paved pathway leading to front door with flower beds to either side. The attractive 50' rear garden is laid mainly with artificial lawn and paved patio area, timber fence surround with rear gated access.

### GARAGE

19'0" x 9'4"

Up and over door, side personal door leading to garden, power and light connected.

### PARKING

East Herts Council residential parking scheme for two cars and also visitors permits.



#### **LOCAL AUTHORITY**

East Herts District Council

Tax Band: C

£1,782.29

#### **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.



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

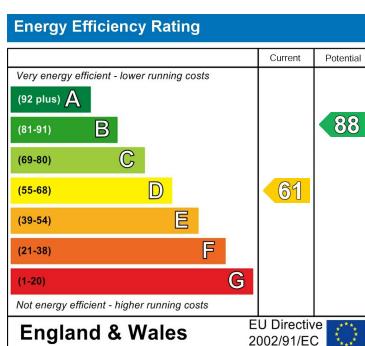
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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.

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