

FREEHOLD



House - Semi-Detached (EPC Rating: D)

NURSERY ROAD
BISHOP'S STORTFORD
CM23 3HN
Price Guide
£375,000

- SEMI DETACHED
- 2 BEDROOMS
- 2 BATHROOMS (ONE OF THEM ENSUITE)
- LOUNGE
- KITCHEN/DINER
- CLOAKROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom House - Semi-Detached located in BISHOP'S STORTFORD

****NO ONWARD CHAIN**** A spacious two bedroom, 2 bathroom semi-detached property in a popular residential area within easy walking distance of the mainline railway station and town centre. The property comprises entrance hall, lounge, kitchen/breakfast/dining room and cloakroom while on the first floor there are two bedrooms, the master with en suite and a family bathroom. To the front is a driveway affording off street parking for one vehicle. side gated access leads to the paved rear garden, timber built shed and timber fence surround. Additional features include gas central heating and UPVC double glazed windows throughout.

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

ENTRANCE HALL

Laminate flooring, stairs to the first floor with cupboard under.

CLOAKROOM

Low flush WC, pedestal wash hand basin with tiled splash back, extractor fan, tiled floor, frosted window to the side aspect, wall mounted gas boiler.

LOUNGE

9'10" x 16'10"

Laminate flooring, radiator, TV point, window to the front aspect, patio doors onto the rear patio.

KITCHEN/BREAKFAST/DINING ROOM

10'11" x 10'0"

Fitted with base and eye level units with work surface over, tiled splash back, stainless steel sink, AEG oven with ceramic hob and chimney style extractor over, space for washing machine, space for fridge/freezer, tiled floor, 2 x windows to the rear aspect, door onto the rear garden.

FIRST FLOOR

LANDING

Access to loft space, doors off to:

BEDROOM 1

14'2" x 9'10"

Built-in wardrobe and cupboard, window to the front aspect, radiator.

EN SUITE

Shower cubicle, low flush WC with concealed cistern, wall mounted corner wash hand basin, radiator, tiled walls, Velux window.

BEDROOM 2

7'7" x 8'6"

Window to the front aspect, built-in wardrobe, radiator.

BATHROOM

Bath with shower over and screen, pedestal wash hand basin, low flush WC with concealed cistern, radiator, tiled walls, Velux window.

OUTSIDE

PARKING

To the front of the property is a driveway affording off street parking for one vehicle and residents parking permits are available.

GARDEN

Access via steps leads down to the paved front garden area, wrought iron railings and timber fence surround. Side gated pedestrian access leads to the rear garden, laid with paving, timber built shed and timber fence surround.



LOCAL AUTHORITY

East Hertfordshire District Council

Tax Band: C

£2,079.67 p.a.

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.

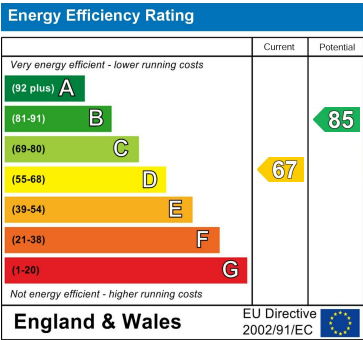




Council Tax Band

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.