



House - Terraced (EPC Rating: C)

**SOUTHMILL ROAD
BISHOP'S STORTFORD**

CM23 3DW

Per Month

£1,850 Per Month

- AVAILABLE MID MAY
- BEAUTIFULLY PRESENTED
- 3 BEDROOMS
- BATHROOM
- CLOAKROOM
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- GARAGE
- GARDEN
- OFF STREET PARKING
- GAS CENTRAL HEATING



Fordyce Furnivall
Residential Sales & Letting Agents



3



1



1



C

3 Bedroom House - Terraced located in BISHOP'S STORTFORD

Available from mid May and unfurnished, an extended 3 bedroom completely refurbished mid-terraced home situated within a short walking distance to the mainline railway station and town centre. The spacious accommodation comprises entrance porch, entrance hall, downstairs cloakroom with cloaks area, open plan fully fitted kitchen/diner/family room and upstairs 3 bedrooms and a bathroom. Outside to the front there is a block paved driveway affording off street parking for 2 cars leading to an integral garage and to the rear a pretty garden laid to lawn and patio area all with timber fence surround. Additional features gas central heating and UPVC double glazing. ****SORRY NO SHARERS****

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.

ENTRANCE PORCH

Radiator, laminate wood flooring, cloaks area and housing for gas boiler

ENTRANCE HALL

Two storage cupboards, stairs to first floor with cupboard under, laminate wood flooring, radiator, doors leading to:

CLOAKROOM

Low flush WC, wash hand basin with vanity unit under, radiator, extractor fan.

KITCHEN/DINER

17'2" x 16'4"

Range of wall and base units with drawers and cupboards below, complimentary working top surfaces over, inset stainless steel sink, integrated fridge/freezer, integrated dishwasher, washing machine, Island with built in electric oven with ceramic hob with extractor hood over, 2 radiators, laminate wood flooring, TV point, double doors to the patio, window to the rear aspect, door to the rear garden.

FAMILY ROOM

10'7" x 9'10"

Open plan to the kitchen/diner, radiator, TV point, laminate wood flooring.

LANDING

Access to loft, doors off to:

BEDROOM 1

13'5" x 11'11"

Window to the front aspect, radiator.

BEDROOM 2

10'9" x 9'10"

Window to the rear, radiator.

BEDROOM 3

9'6" x 7'2"

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

BATHROOM

Brand new comprises bath with rainfall shower over, glazed shower screen, low flush WC, wash hand basin with vanity unit below, frosted window to the rear aspect, part tiled walls.

GARDEN

Pretty rear garden laid to lawn with a timber fence surround, paved patio area.

GARAGE

Block paved driveway affording off street parking for two cars leading to integral garage with up and over door, power and light.

LOCAL AUTHORITY

East Herts District Council

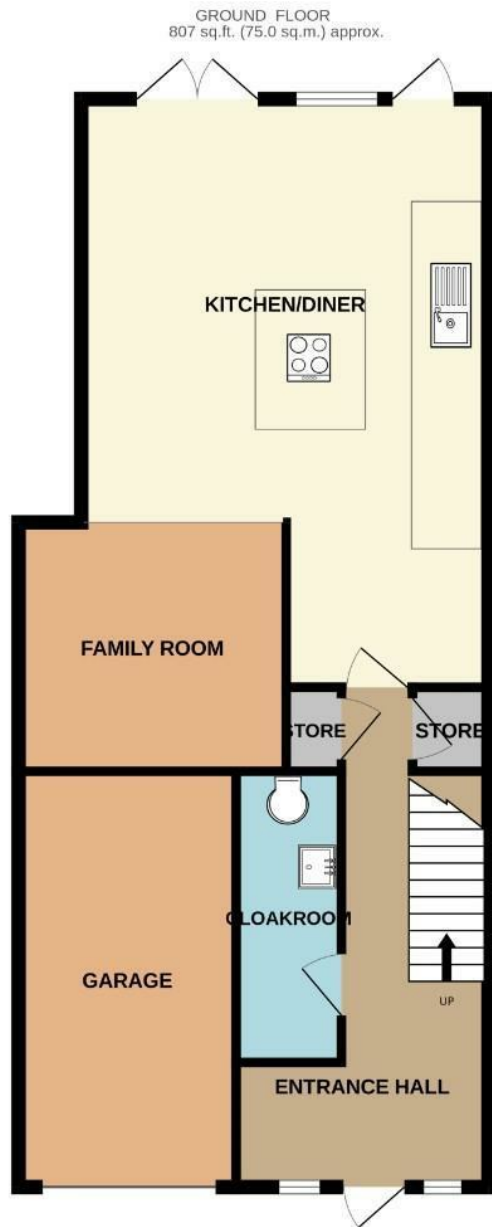


Tax Band C
£1,868.37 p.a.

AGENT'S NOTE

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
2. 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.





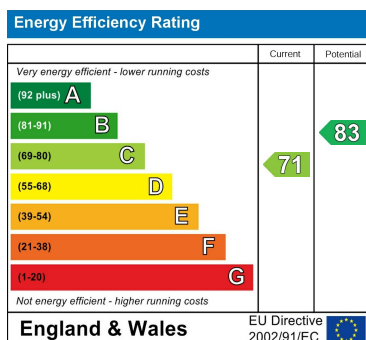
TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

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.