



House - End Terrace (EPC Rating: D)

**SQUIRES CLOSE**  
**BISHOP'S STORTFORD**  
**CM23 4DB**  
**PCM**  
**£1,100 PCM**

- One double bedroom house
- Entrance hall
- Lounge/Diner
- Fitted kitchen
- Upstairs bathroom
- Wrap around patio
- 2 allocated parking spaces
- Gas central heating
- Unfurnished
- Available now



**Fordyce Furnivall**  
 Residential Sales & Letting Agents



# 1 Bedroom House - End Terrace located in BISHOP'S STORTFORD

Being offered unfurnished and available from 25th August, a one bedroom end of terrace house, situated on the very popular Bishop's Park development, just a short distance from the Tesco's superstore. The accommodation comprises entrance porch, kitchen and lounge/diner, while on the first floor is the bedroom and bathroom. Outside is a wrap around patio with a picket fence surround. There are 2 allocated parking spaces with further visitors parking available. Additional features include gas central heating and UPVC double glazing throughout. **\*\*SORRY NO PETS\*\***

## SITUATION

Situated on the popular Bishop's Park development, only a short walk from Tesco's superstore, doctors surgery and dry cleaners. 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 PORCH

Part UPVC glazed front door, storage cupboard, wood flooring, door to:

### LOUNGE/DINER

13' 1" x 13' 1" (4.00m x 4.00m) Stairs rising to the first floor, UPVC double glazed window to the front aspect, part UPVC double glazed door to the side aspect, wood flooring, T.V. and telephone point, coving, 2 x radiators.

### KITCHEN

13' 1" x 5' 10" (4.00m x 1.80m) Fitted with a modern range of base and eye level units with complementary working top surfaces over, inset 1 1/4 ceramic sink with mixer tap, tiled splash backs, integrated oven, inset 4 ring gas hob with extractor fan over, integrated fridge, brand new dishwasher and washing machine, wood flooring, UPVC double glazed window to the front aspect, inset spotlights, archway through to:

## FIRST FLOOR

### LANDING

Access to boarded loft housing combi boiler, doors to:

### BEDROOM

10' 5" x 9' 10" (3.20m x 3.00m) Range of fitted wardrobes, 2 x UPVC double glazed windows to the front and side aspects, new carpet flooring, radiator.

### BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with shower attachment and glass screen, part tiled walls, tiled flooring, frosted UPVC double glazed window to the front aspect, inset spot lights, chrome heated towel rail.

## OUTSIDE

### GARDEN

Outside is a wrap around patio with a mixture of plants and shrubs and picket fence surround.

### PARKING

There are 2 allocated parking spaces with further visitors parking available.

### LOCAL AUTHORITY

East Herts District Council

Tax band: C

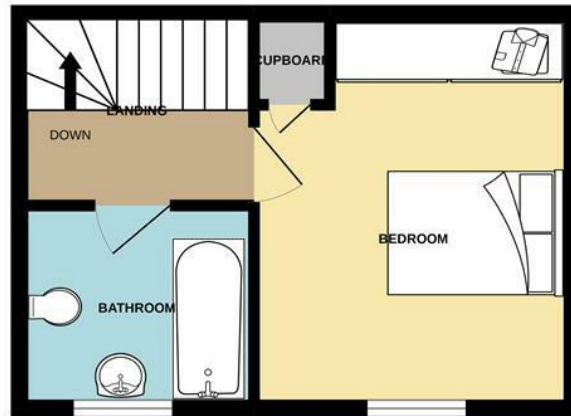
£173.31 pcm

£2,079.67 p.a.





1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



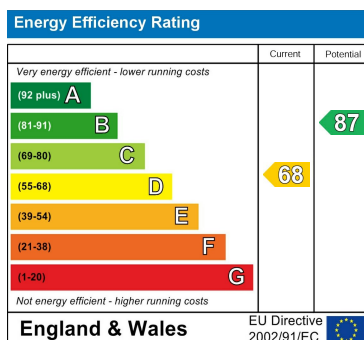
TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

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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