



Maisonette (EPC Rating: E)

WHEAT CROFT
BISHOPS STORTFORD
CM23 4DT
PCM
£1,075 PCM

- One Bedroom
- First floor Maisonette
- Allocated parking
- Front garden
- Fitted kitchen
- Bathroom
- Electric heating
- Unfurnished
- UPVC windows
- Close to shops



Fordyce Furnivall
 Residential Sales & Letting Agents



1 Bedroom Maisonette located in Bishops Stortford

Being offered unfurnished and available in January, a one bedroom first floor maisonette which is ideally located in a quiet cul-de-sac on the popular Thorley Park development close to local amenities and schooling. The spacious accommodation comprises entrance lobby with first floor landing, open plan lounge/dining room, fitted kitchen including electric over & hob, fridge/freezer and washing machine, double bedroom and bathroom. The property additionally benefits from UPVC double glazing, electric heating and an allocated parking space. ****SORRY NO PETS****

SITUATION

Thorley Park is within walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance from the property and include multiple shopping facilities, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

PORCH

Front door

ENTRANCE HALL

Stairs leading up to:

LANDING

Doors off to:

LOUNGE/DINER

6.25m x 4.57m (20' 6" x 15' 0") Window to the rear aspect, electric heater.

KITCHEN

2.77m x 1.83m (9' 1" x 6' 0") Fitted with base and eye level units, roll edge work surface over, part tiled walls, inset stainless steel sink, built-in oven with hob over, washing machine, fridge/freezer.

BEDROOM

3.58m x 3m (11' 9" x 9' 10") Window to the front aspect, electric heater, built-in cupboard.

BATHROOM

2.08m x 1.65m (6' 10" x 5' 5") Bath, pedestal wash hand basin with tiled splash back, low flush WC, part-tiled walls.

OUTSIDE

GARDEN

There is a small garden area to the front of the property.

PARKING

The property come with one allocated parking space.

LOCAL AUTHORITY

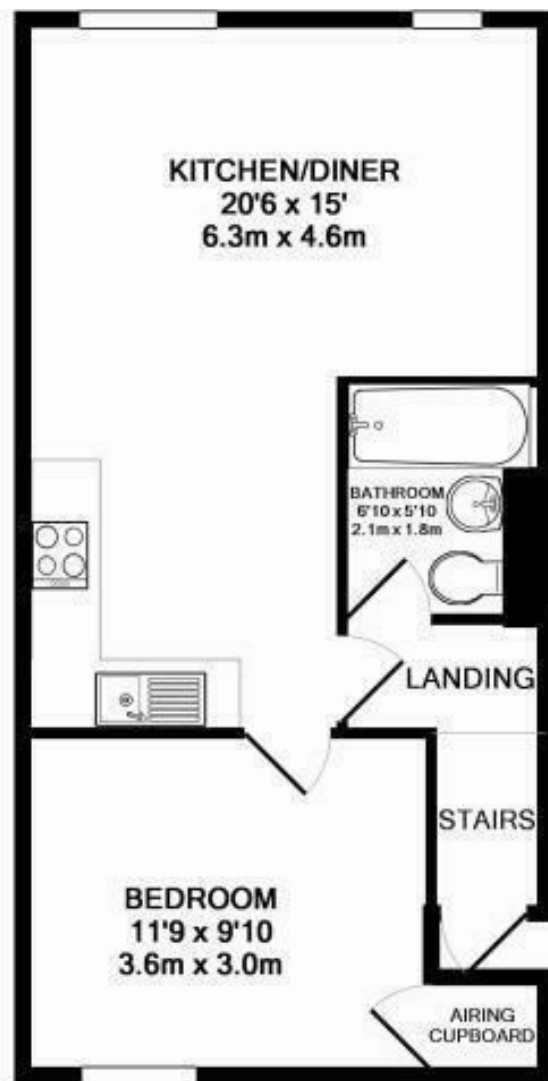
East Hertfordshire District Council

Tax Band: B

DIRECTIONS

From our office turn left at the traffic lights into The Causeway, turn left at the third roundabout into North Street turn, right into Windhill. Turn left at the top of Windhill at the mini roundabout and then proceed over two further mini roundabouts, at the third larger roundabout turn left into Villiers sur Marne Avenue. Straight over the next roundabout and at the next mini roundabout go straight over, continue and take the 6th turning on the right hand side into Wheatcroft.





TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 SQ.M.)

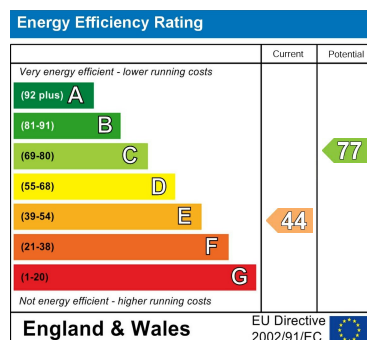
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2012

Council Tax Band

B

Energy Performance Graph



Call us on

01279 658758

lettings@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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.