



House - Townhouse (EPC Rating: D)

PERCIVAL COURT
BISHOPS STORTFORD
CM23 2EF
PCM
£1,375 PCM

- Unique Mews town house
- 1 double bedroom
- Mezzanine floor ideal second bedroom or study
- Kitchen/Breakfast room
- Lounge
- Tandem garage
- Allocated parking
- Excellent location
- Vaulted ceilings & exposed beams
- Gas central heating



Fordyce Furnivall
 Residential Sales & Letting Agents



1



1



2



D

1 Bedroom House - Townhouse located in Bishops Stortford

Being offered unfurnished and available from mid-August to a couple or single person only, a unique Mews style 1/2 bedroom town house set in a popular Maltings conversion with vaulted ceilings, original exposed beams and quarry tiled flooring, large tandem garage with private parking in front and is only a short walk from the mainline railway station and the town centre. The versatile accommodation, which is spread over three floors, comprises entrance hall, cloakroom, door to tandem garage, stairs leading to the first floor, with the master bedroom and a family bathroom. On the second floor there is a fully fitted kitchen and lounge with stairs leading to the Mezzanine floor, bedroom 2/office, which has a galleried balcony with wrought iron railings. Outside there are well maintained communal gardens surround the property with a paved patio area, paved walkways, mature trees and shrubs and timber fence surround. Additional features include decorative features; beams and exposed wood, double glazing throughout, gas central heating, attractive communal gardens and visitor's parking.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a 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 10 minutes' drive away.

GROUND FLOOR

ENTRANCE HALL

Wooden staircase rising to the first floor, under stairs storage cupboard, radiator, doors to:

TANDEM GARAGE

Integral garage, double wooden doors, power and light connected, utility/storage area, space and plumbing for washing machine and tumble drier, space for fridge/freezer.

CLOAKROOM

Low flush WC, wall mounted wash hand basin with tiled splash backs, wall mounted combi gas boiler, extractor fan, radiator.

FIRST FLOOR LANDING

Wooden staircase leading to the second floor, under stairs storage cupboard, exposed beams, door to:

BEDROOM 1

Built-in triple wardrobe, double glazed window to the rear aspect, exposed beam, T.V. point, telephone point, radiator.

BATHROOM

Low flush WC with concealed cistern and shelf over, wash hand basin with vanity cupboard under, side panelled bath with shower, shower rail and curtain, part tiled walls, shaver point, frosted double glazed window to the front aspect, extractor fan, radiator.

SECOND FLOOR LANDING

Quarry tiled flooring, exposed beams, wall mounted telephone entry system, door to:

KITCHEN/DINER

A range of base and eye level units with complimentary work top surfaces over, inset 1 1/4 composite sink, tiled splash backs, hot water tap, integrated NEFF oven, 4 ring gas hob with concealed extractor hood over, space and plumbing for dishwashers, space for fridge/freezer, quarry tiled flooring, vaulted ceiling, exposed beams, exposed timbers, 2 x Velux windows, double glazed window to the front aspect, space for table and chairs.

LOUNGE

Vaulted ceiling, exposed beams, exposed timbers, 2 x Velux windows, double glazed window to the rear aspect, wooden "space saver" staircase leading to the Mezzanine floor, T.V. point, telephone point, radiator.

THIRD FLOOR

OFFICE/BEDROOM 2

Mezzanine level overlooking the lounge with wrought iron railings, vaulted ceilings, exposed timbers, Velux window, wood flooring.

GARDENS & PARKING

To the front of the property is an enclosed courtyard with wrought iron railings surround. Paved steps lead to



the wood front door with courtesy light and telephone entry system. A paved pathway leads to the communal gardens incorporating BBQ area with a range of mature shrubs and timber fence surround. There is allocated parking and visitors parking.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

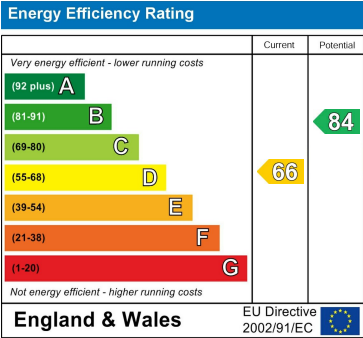
£1,868.37



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.