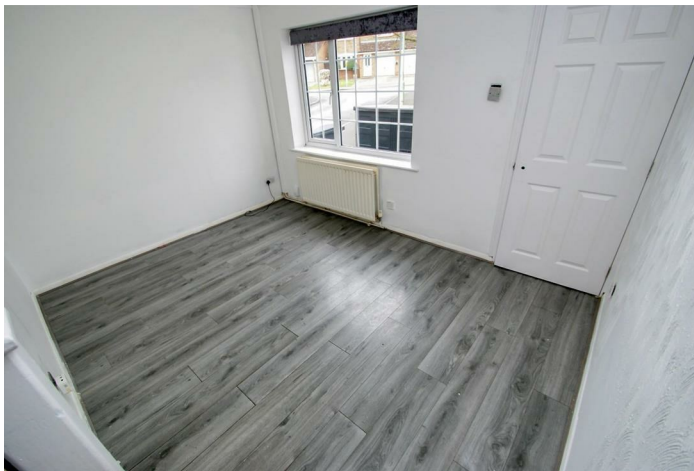




House - Terraced (EPC Rating: C)

THE PADDOCK **BISHOP'S STORTFORD** **CM23 4JN** **Per Month** **£1,300 Per Month**

- AVAILABLE IN APRIL
- UNFURNISHED
- 2 BEDROOMS
- SITTING ROOM
- FITTED KITCHEN
- BATHROOM
- ALLOCATED PARKING SPACE
- CLOSE TO ALL LOCAL SHOPS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS



Fordyce Furnivall
 Residential Sales & Letting Agents



2 Bedroom House - Terraced located in Bishop's Stortford

Ideal for either a single or a couple occupancy and being offered UNFURNISHED and available in APRIL, a well presented 2 bedroom house situated in a quiet cul de sac in the very popular Thorley Park development close to all local amenities. The accommodation which is spread over three floors comprises, entrance hall with cloaks cupboard, sitting room, fitted kitchen with electric oven, gas hob & fridge. On the first floor there is a double bedroom with bathroom and on the second floor is loft conversion room with 2 Velux windows. Outside to the front is a patio and one allocated parking space. Additional features include gas central heating and UPVC double glazed windows throughout.

****SORRY NO SHARERS AND 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, including 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.

OUTSIDE

PORCH

UPVC front door leading to:

ENTRANCE HALL

Cloaks storage cupboard,

SITTING ROOM

16'11" x 12'6"

Window to the front aspect, stairs to first floor, radiator, door to:

KITCHEN

7'0" x 9'6"

Range of wall and base units with cupboards under, inset stainless steel sink with mixer tap, tiled walls, window to the side aspect, fridge, double oven with gas hob, extrator hood over, understairs storage cupboard.

FIRST FLOOR

LANDING

Airing cupboard housing gas boiler, stairs to the second floor, doors off to:

BEDROOM

8'6" x 12'7"

Window to the front aspect, radiator.

BATHROOM

Bath with shower over, pedestal wash hand basin, low flush WC, tiled walls, frosted window to the side aspect, radiator.

SECOND FLOOR

BEDROOM/OFFICE

12'7" x 8'11"

2 X Velux windows, radiator. (height restriction applies)

OUTSIDE

Paved patio area in the front.

PARKING

One allocated parking space

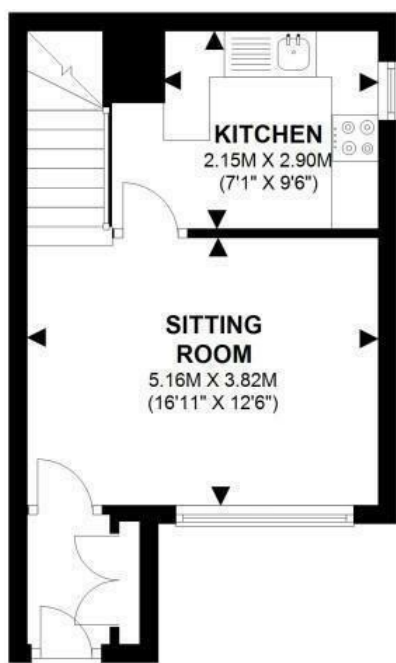
LOCAL AUTHORITY

East Herts District Council

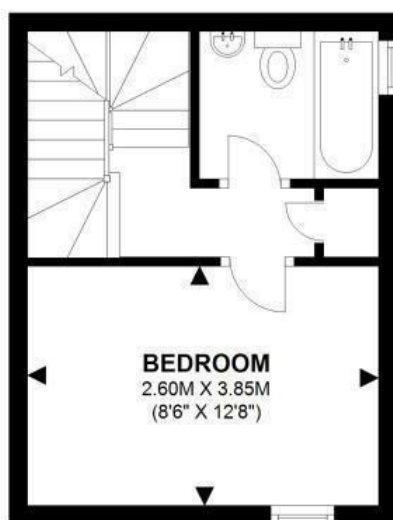
Tax Band: B

£1,819.71

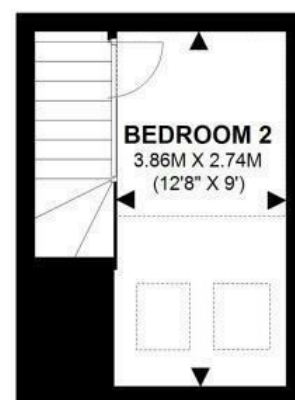




GROUND FLOOR
APPROX. 21.6 SQ. METRES (232.1 SQ. FEET)



FIRST FLOOR
APPROX. 20.1 SQ. METRES (216.5 SQ. FEET)



LOFT CONVERSION
APPROX. 10.6 SQ. METRES (113.8 SQ. FEET)

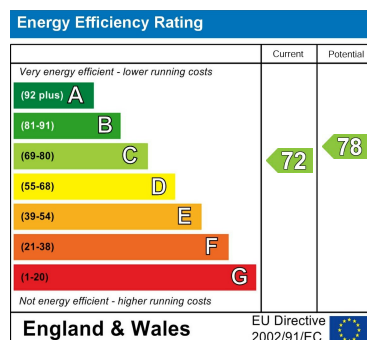
TOTAL AREA: APPROX. 52.2 SQ. METRES (562.4 SQ. FEET)



Council Tax Band

B

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.

