



Maisonette (EPC Rating: C)

**CAVELL DRIVE  
BISHOP'S STORTFORD  
CM23 5PX**

**£1,500**

- AVAILABLE FROM 2nd MARCH
- UNFURNISHED
- 2 BEDROOMS
- 2 BATHROOMS
- COACH HOUSE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- DOUBLE GARAGE WITH STORE ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



2



1



c

# 2 Bedroom Maisonette located in Bishop's Stortford

Being offered UNFURNISHED and available from the 2nd March, a superb 2 bedroom 2 bathroom coach house situated in the very popular Cavell Drive development only a short walk to the town centre and mainline railway station. The spacious accommodation comprises front door, stairs leading to dual aspect lounge with vaulted ceilings, fully fitted kitchen/diner, 2 bedrooms and 2 bathrooms (one being an ensuite to the master). Outside there is a double garage with a storeroom affording off street parking for two medium to small sized cars and various visitors parking bays. Additional features include vaulted ceilings, gas central heating and UPVC double glazing throughout.  
**\*\*NO SHARERS OR PETS PLEASE\*\***

## SITUATION

Bishop's Stortford is an historic market town lying beside the River Stort, offering a range of shopping, educational, recreational facilities and amenities including The Bishop's Stortford College, golf club, swimming pool, hospital, cinema, health and fitness club, theatre groups, restaurants, garages etc. In addition, there is a mainline station providing regular services to London's Liverpool Street, and the M11 is on the eastern outskirts of the town giving access to London, M25, Cambridge and the Midlands. Stansted Airport is about 4 miles from the town and provides an ever-increasing number of destinations.

## GROUND FLOOR

### PORCH

Composite front door leading to stairs to first floor.

### LOUNGE

18'2" x 18'2"

Dual aspect windows to front and rear, radiators, TV & telephone points, coving to the ceiling, door to landing.

### LANDING

Vaulted ceiling, skylight window, airing cupboard housing unvented water cylinder, radiator, doors off to:

### "L" SHAPED KITCHEN/DINER

15'3" max x 13'8"

Range of wall and base units, inset stainless steel sink with mixer taps, Inset gas hob with electric oven under and stainless steel chimney style cooker hood over, integrated fridge/freezer and integrated washing machine, two double glazed windows to the front aspect, part tiled walls and tiled flooring.

### BEDROOM 1

11'5" x 8'8"

Double glazed window to front aspect, radiator, fitted wardrobes, coving to the ceiling, door to:

### ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, tiled flooring, extractor fan, shaver point.

### BEDROOM 2

12'9" x 9'6"

Window to front aspect, radiator, coving to the ceiling.

### BATHROOM

Bath with shower over, glazed shower screen, pedestal wash hand basin, low flush WC, heated towel rail, part tiled walls, tiled flooring, extractor fan.

### OUTSIDE

### DOUBLE GARAGE

20'2" x 17'4"

Parking for two medium to small cars, power and light connected, storeroom.

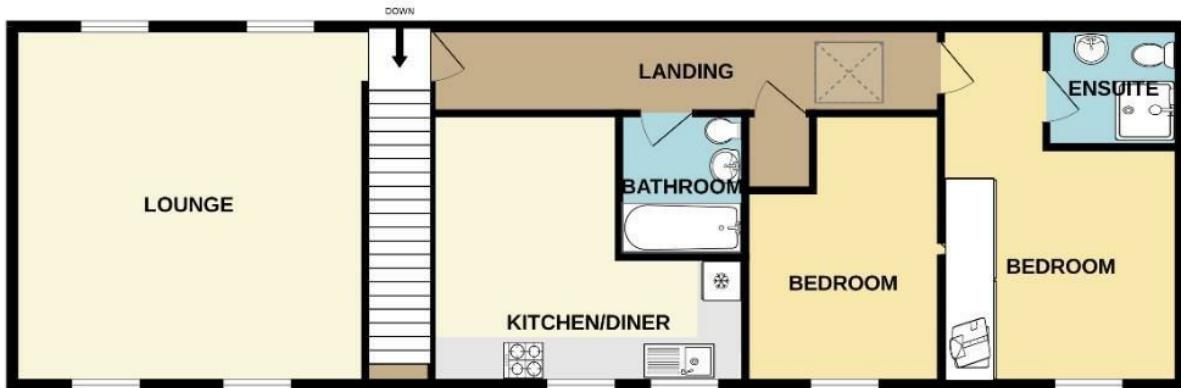
### LOCAL AUTHORITY

East Herts District Council

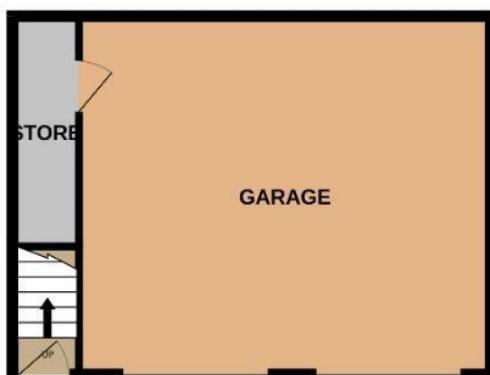
Tax Band: C

£2,079.67





1ST FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

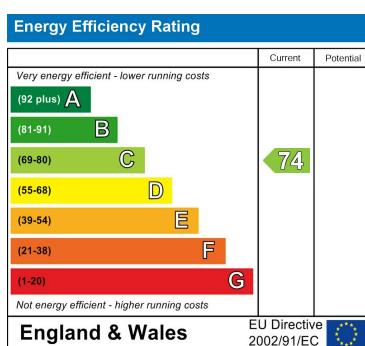
TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

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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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.