



House - Terraced (EPC Rating: C)

ELLENBOROUGH CLOSE
BISHOP'S STORTFORD
CM23 4HU
PCM
£1,400 PCM

- Available mid May
- Unfinished
- 2 double bedrooms
- Lounge/diner
- Fully fitted kitchen
- Bathroom
- Gas central heating
- Car port
- Garden
- UPVC double glazing



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



C

2 Bedroom House - Terraced located in BISHOP'S STORTFORD

Being offered UNFURNISHED and available late mid May, a spacious and well presented 2 double bedroom home situated in the very popular Thorley Park development near to all local amenities. The accommodation comprises on the ground floor, lounge/diner, fully fitted kitchen and on the first floor 2 double bedroom and a family bathroom. Outside there is a 35' rear garden with wooden fence surround with gated access leading to a CAR PORT along with visitors parking. Additional features include gas central heating and UPVC double glazing through out. ****SORRY NO SHARERS OR 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.

GROUND FLOOR

OVERHANGING PORCH

Storage cupboard housing gas boiler and electric and gas meters, UPVC front door to:

ENTRANCE HALL

Stairs to first floor, doors off to:

LOUNGE/DINER

17'3" x 11'8"

Radiators, laminate flooring, storage cupboard, sliding patio doors to the rear garden

KITCHEN

11'2" x 6'3"

Range of wall and base units with complimentary work surfaces over, inset stainless steel bowl sink with drainer & mixer taps with window over to the front aspect. Inset hob with integrated oven under and extractor hood over, washing machine and fridge freezer. Part tiled walls and tiled flooring.

FIRST FLOOR

LANDING

Access to part boarded loft with pull down ladder, doors off to:

BEDROOM 1

11'8" x 11'0"

Window to the front aspect, built in storage cupboard, radiator

BEDROOM 2

11'10" x 10'8"

Window to the rear aspect, radiator.

BATHROOM

Panel enclosed bath with wall mounted wall mounted shower over and fitted glass shower screen. Vanity style wash hand basin with mixer taps and storage cupboard under & low flush wc. Part tiled walls and tiled flooring

OUTSIDE

GARDEN

The 30' rear garden has a patio area, timber fence surround, rear gated access.

PARKING

Car port and further visitors parking

LOCAL AUTHORITY

East Herts District Council

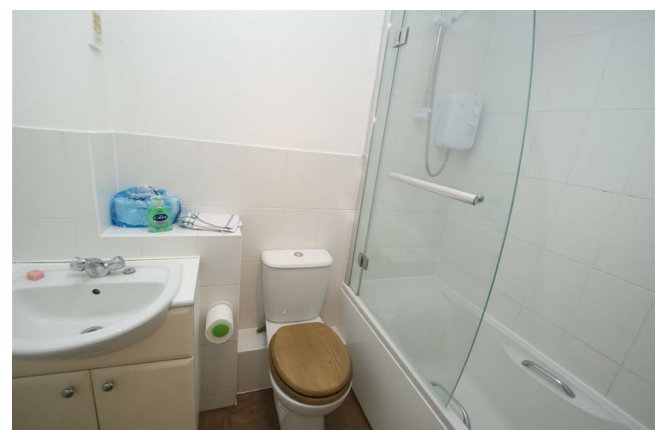
Tax Band C

DIRECTIONS

From our office, turn left at the lights onto The Causeway and head straight over 2 roundabouts. At the mini roundabout, take the 1st exit onto Bells Hill. At the roundabout, take the 2nd exit onto Windhill. Stay on

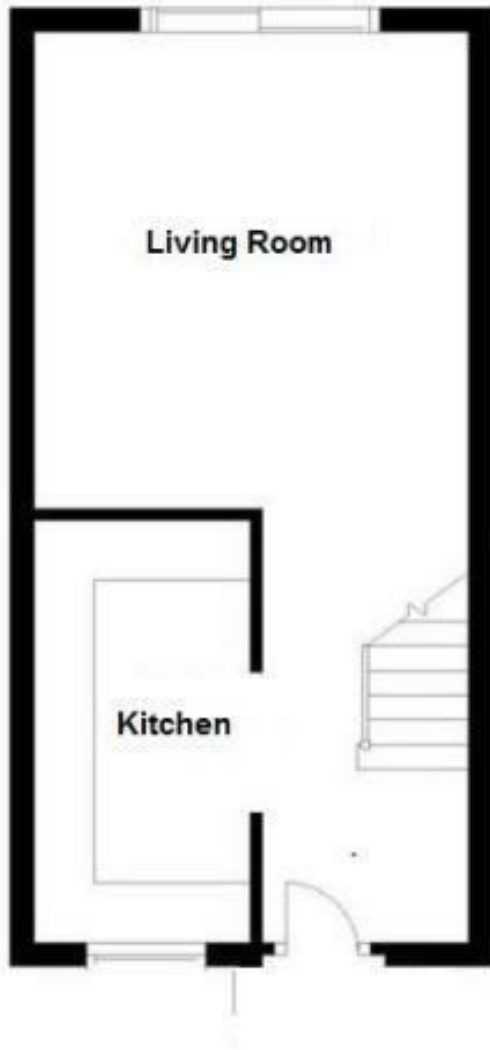


this road, heading straight over the mini roundabouts. At the large roundabout, take the 1st exit onto Villiers-sur-Marne Avenue. At the next roundabout take the 3rd exit onto Friedberg Avenue, then take the first left into Ellenborough close, take the first right and the property can be found on the left hand side.

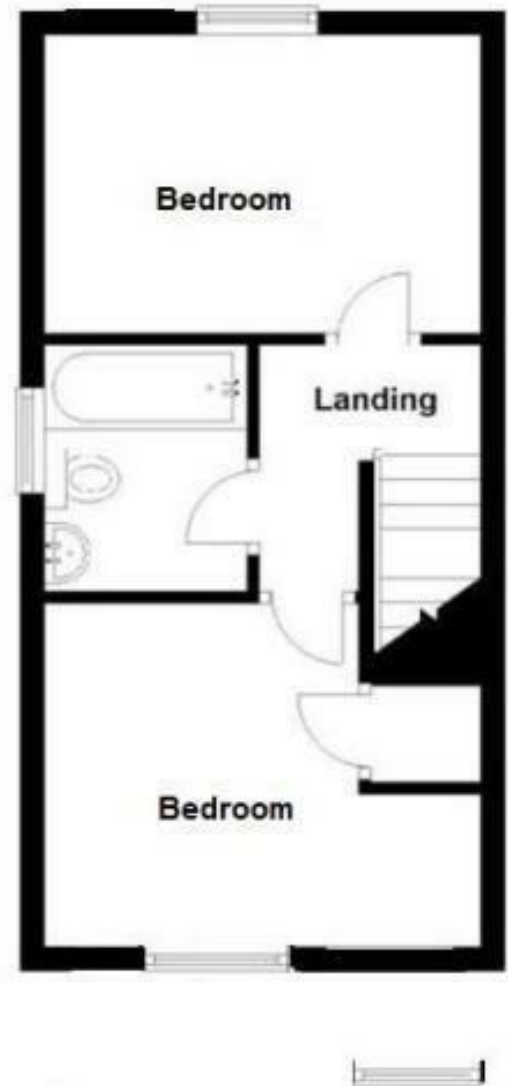




Ground Floor



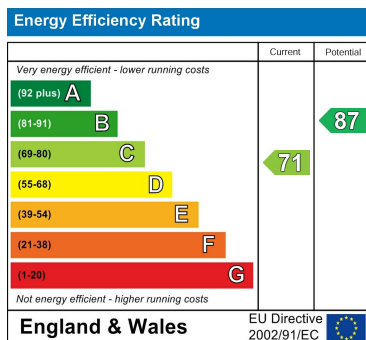
First Floor



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.



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