





House - Semi-Detached (EPC Rating: D)

NEWTOWN ROAD

BISHOP'S STORTFORD

CM23 3SD

PCM

£1,375 PCM

- AVAILABLE NOVEMBER 15th
- UNFURNISHED
- CHARACTER COTTAGE
- 2 BEDROOMS
- BATHROOM
- LOUNGE
- DINING ROOM
- FULLY FITTED KITCHEN
- OFF STREET PARKING SPACE
- TOWN CENTRE LOCATION

Fordyce Furnivall
Residential Sales & Letting Agents

2 1 2 D

2 Bedroom House - Semi-Detached located in BISHOP'S STORTFORD

Available from the 1st December and being offered unfurnished, a recently renovated 2 bedroom character cottage located in the heart of town benefitting from an allocated parking space and only a short walk to the train station & shops. The well presented property comprises lounge, dining room, kitchen, utility room and upstairs are 2 bedrooms and a family bathroom. Outside to the rear there is a small courtyard with storage. Additional benefits include gas central heating and UPVC double glazing.

SITUATION
The busy market town of Bishop's Stortford which is only a short stroll away 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. 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

FRONT DOOR
Leading to:

LOUNGE
11'6" x 10'11"
Laminate wood flooring, cast iron fireplace with tiled hearth, radiator, UPVC double glazed window to the front aspect, door to:

DINING ROOM
11'8" x 10'11"
Cast iron fireplace with tiled hearth, laminate wood flooring, radiator, cupboard house eclectic meter, stairs to the first floor, door to:

KITCHEN
11'6" x 8'9"
A range of matching base and wall units with work top surfaces over, single drainer with one and a half bowl inset sink ,fitted electric cooker with four ring electric hob with hood over, fridge/freezer, dishwasher, tiled floor, radiator, window to the rear aspect.

UTILITY ROOM
Cupboard housing gas boiler and washing machine, window to the side aspect.

FIRST FLOOR

LANDING
Airing cupboard, access to loft, doors off to:

BEDROOM 1
11'8" x 10'11"
Carpet flooring, cast iron fireplace, radiator, window to the front aspect.

BEDROOM 2
10'11" x 6'3"
Cast iron fireplace, window to the rear aspect, carpet flooring.

BATHROOM
Panelled bath with shower over, partially tiled walls, low flush WC, pedestal wash hand basin, radiator, tiled floor, window to the side.

OUTSIDE

COURTYARD
Enclosed courtyard with brick built storage, gated side access. The off street parking space is found at the entrance of Portland Road.

LOCAL AUTHORITY
East Herts District Council
Tax Band: C

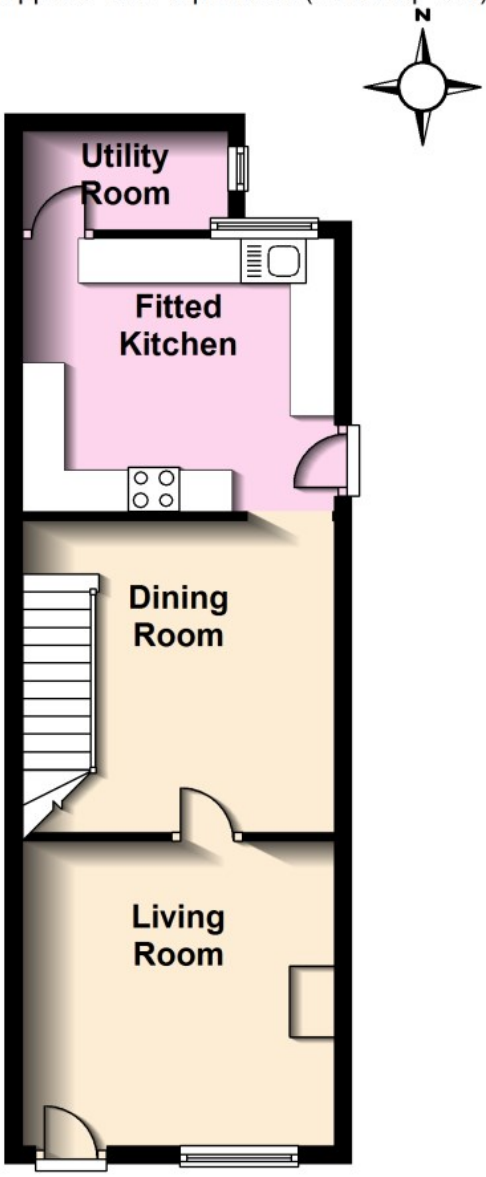






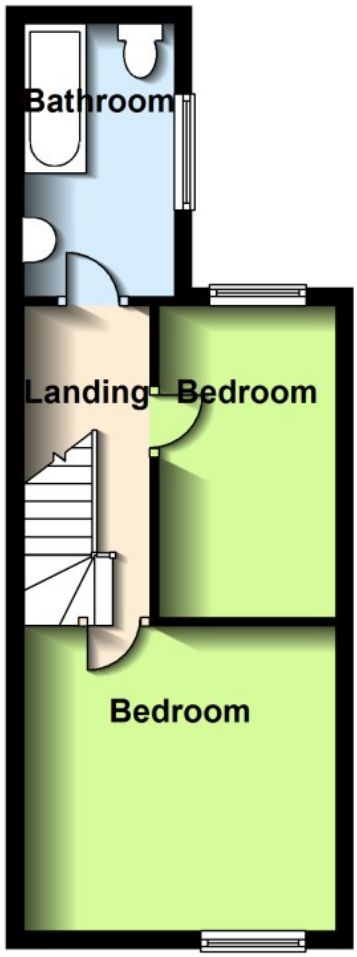
Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

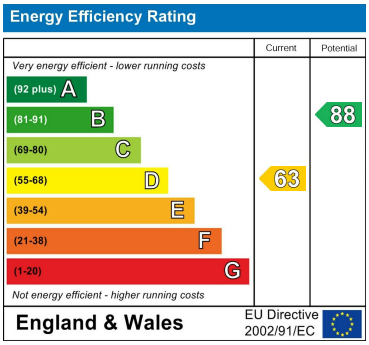


Total area: approx. 67.0 sq. metres (720.8 sq. feet)

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.