

FREEHOLD



House - Terraced (EPC Rating: D)

IRVING CLOSE
BISHOP'S STORTFORD
CM23 4JR
Price Guide
£325,000

- MID TERRACE
- 2 BEDROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- GARAGE WITH APRKING IN FRONT
- 40' REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom House - Terraced located in BISHOP'S STORTFORD

****NO ONWARD CHAIN**** A two bedroom mid terrace home located in the popular Thorley Park development within easy walking distance to amenities including local schools, Sainsbury's supermarket, Post Office and Public houses. The accommodation comprises entrance hall, lounge, kitchen/diner, whilst upstairs there are two bedrooms and a bathroom. Outside to the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door with flower bed borders. To the rear of the property the garden is laid mainly to lawn with paved patio area, raised flower beds, timber built shed and timber built fence surround. Rear gated access leads to the single garage with allocated parking in front. Additional features include gas central heating and UPVC double glazing throughout.

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.

GROUND FLOOR

ENTRANCE HALL

Part frosted glazed composite front door, stairs rising to the first floor, radiator, door to:

LOUNGE

4.50m x 2.85m (14' 9" x 9' 4") UPVC double glazed bay window to the front aspect, T.V. point, recess under stairs, coving, radiator, door to:

KITCHEN/DINER

2.70m x 3.90m (8' 10" x 12' 10") Fitted with a range of base and eye level units with complimentary roll edge working top surfaces over, inset stainless steel sink with mixer tap and tiled splash backs, stand alone oven with gas hob and chimney style extractor fan over, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, cupboard housing boiler, laminate flooring, 2 x UPVC double glazed windows to the rear aspect, UPVC frosted glazed door leading to the rear garden

FIRST FLOOR

LANDING

Access to insulated loft space, doors off to:

BEDROOM 1

3.25m x 3.85m (10' 8" x 12' 8") 2 x UPVC double glazed windows to the front aspect, range of fitted wardrobes, storage cupboard, coving, radiator.

BEDROOM 2

4.03m x 2.05m (13' 3" x 6' 9") 2 x UPVC double glazed windows to the rear aspects, coving, radiator.

BATHROOM

Low flush WC, pedestal wash hand basin, panel enclosed bath with hand held shower attachment, part tiled walls, laminate flooring, extractor fan, coving, radiator.

OUTSIDE

GARDEN

Outside to the front of the property the garden is laid mainly to lawn with a paved pathway leading to the front door with flower bed borders. To the rear of the property the garden is laid mainly to lawn with paved patio area, raised flower beds, timber built shed and timber built fence surround. Rear gated access leads to the single garage with allocated parking in front.

GARAGE

Single garage with up and over door with parking in front.

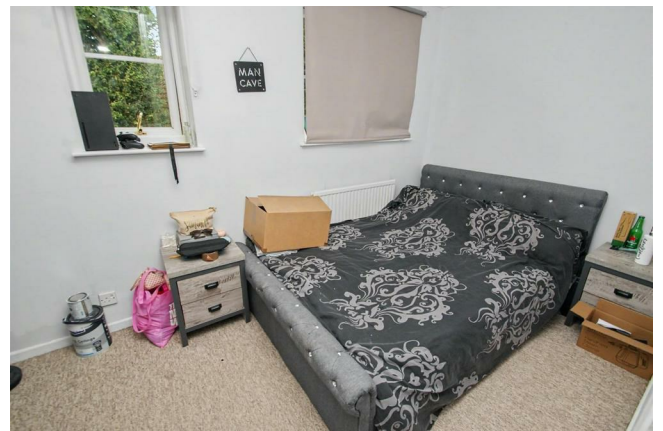
LOCAL AUTHORITY

East Herts District Council
Tax band: C

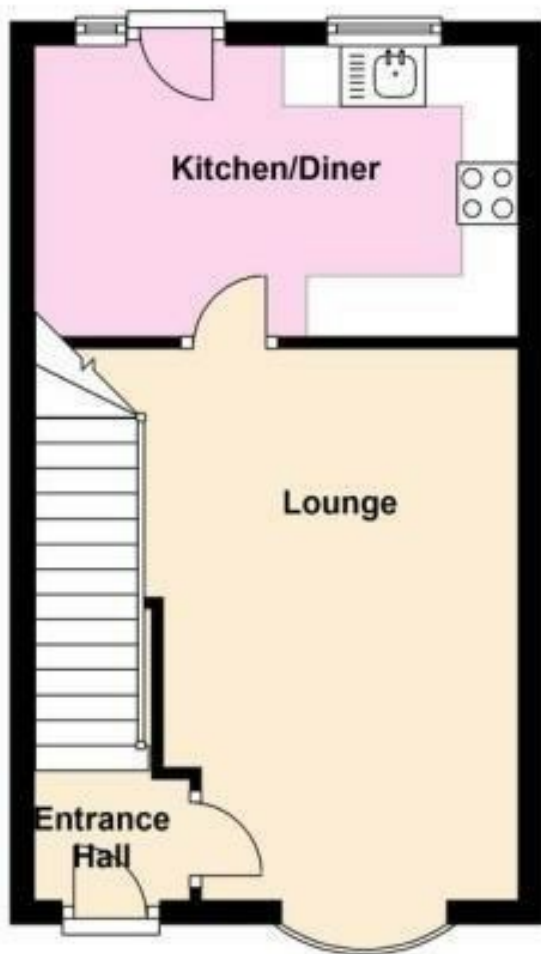
AGENT'S NOTE



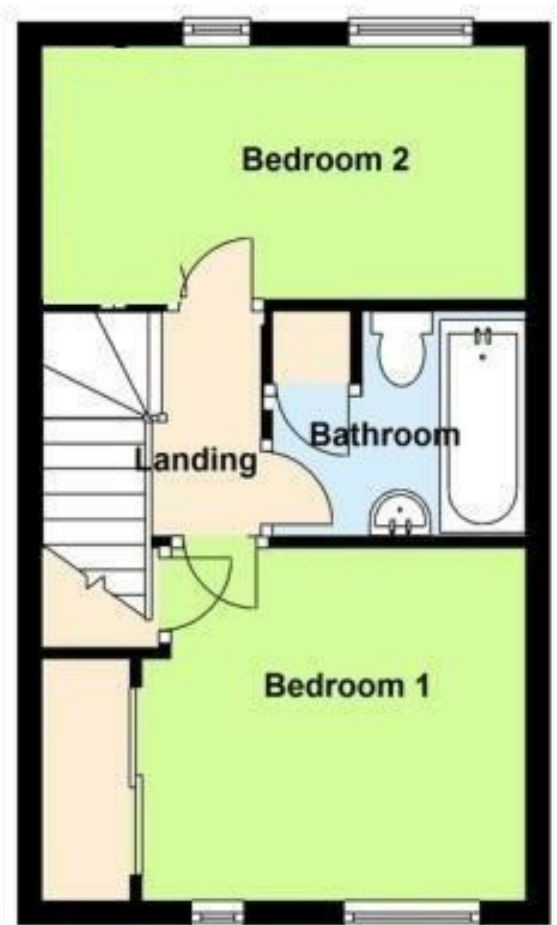
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor



First Floor

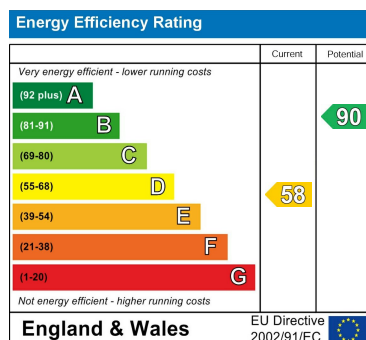


Total area: approx. 56.3 sq. metres (605.5 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

lettings@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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.