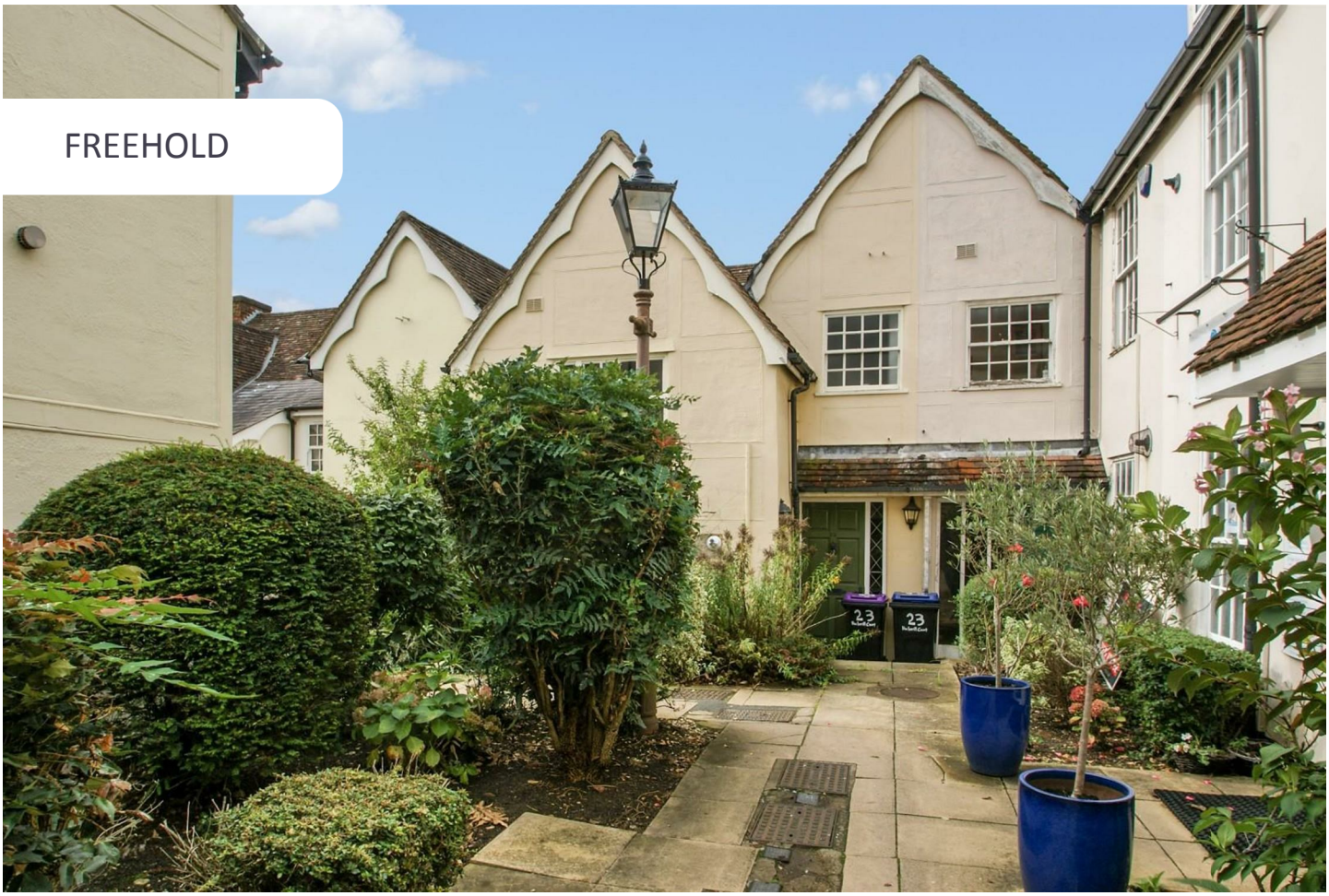
FREEHOLD







House - Mews (EPC Rating: C)

# HOCKERILL COURT

# BISHOP'S STORTFORD

# CM23 5SB

## Price Guide

# £375,000

- NO ONWARD CHAIN
- EXPOSED BEAMS
- MEWS STYLE TOWN HOUSE
- TOWN CENTRE LOCATION
- TOTALLY RENOVATED
- 3 BEDROOMS
- STUDY
- LOUNGE
- KITCHEN/DINER
- ALLOCATED PARKING SPACE

Fordyce Furnivall
Residential Sales & Letting Agents

3 1 2 C

# 3 Bedroom House - Mews located in Bishop's Stortford

**NO ONWARD CHAIN** A spacious freehold 3 bedroom mews style town house with a wealth of exposed beams & timbers situated in the very popular area of Hockerill Court only a few minutes walk to the station and town centre. The spacious accommodation which has been totally renovated by the present vendors comprises entrance hall, fully fitted kitchen/diner, spacious lounge and on the first floor floor 3 bedrooms, a great space for a study/home office, shower room and separate cloakroom. Outside the property enjoys a communal courtyard setting and one allocated parking space.

**SITUATION**
Hockerill Court is located just a stone's throw away from many of the town's most popular amenities inclusive of the M&S Food Hall, the Nuffield Health Gym Complex & Spa as well as the Empire Cinema to name but a few. The development is also located within 0.2miles of the mainline rail station offering direct services into London Liverpool Street, Stansted Airport and Cambridge City Centre.

**GROUND FLOOR**

**PORCH**

**ENTRANCE HALL**
Stairs to first floor, radiator, doors off to:

**LOUNGE**
17'0" x 17'0"
Window to the front aspect, radiator.

**KITCHEN/DINER**
11'1" x 12'3"
Range of wall and base units with complimentary work top surfaces, tiled splashbacks, inset stainless steel sink with mixer tap, gas hob with extractor hood over, integrated under counter both fridge and freezer, integrated dishwasher & washing machine, wall mounted gas boiler, window to the front aspect, radiator, storage cupboard, laminate flooring.

**FIRST FLOOR**

**LANDING**
Radiator, doors off to:

**BEDROOM 1**
16'9" x 8'7"
Window to the rear aspect, radiator.

**BEDROOM 2**
12'5" x 9'10"
Window to the front aspect, radiator.

**BEDROOM 3**
9'10" x 8'3"
Window to the rear aspect, radiator.

**STUDY/HOME OFFICE**
8'0" x 6'10"
Radiator

**SHOWER ROOM**
Shower cubicle, low flush WC, wash hand basin with vanity cupboard under, window to the front aspect, radiator.

**CLOAKROOM**
Low flush WC, wash hand basin.

**OUTSIDE**

**PARKING**
One allocated parking space

**LOCAL AUTHORITY**
East Herts District Council
Tax Band: D

**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
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



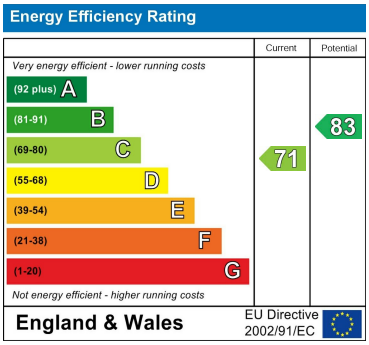

TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

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

D

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.