

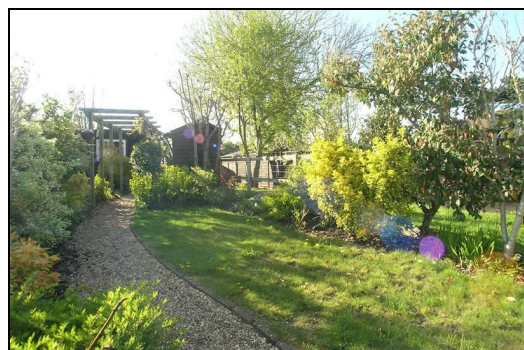
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

(01279) 505055  
sales@lednor.co.uk  
www.lednor.co.uk

*Established 1986*

*Independent Estate Agents and Valuers*



**12 East Road, Bishop's Stortford, Hertfordshire, CM23 5JG**

**£249,995**

Immaculately presented Victorian cottage which is within walking distance of the mainline railway station. The property benefits from gas central heating and many original features.

The accommodation comprises: Sitting room with open fireplace, separate dining room, fitted kitchen, bathroom and two good size bedrooms.

Outside there is a beautiful unoverlooked 70' South Facing rear garden with paved patio area, raised flower beds with fishpond, shaped pathway with pergola, large 12' outbuilding and separate shed. A permit controlled parking scheme operates in this area. The annual cost for the first car is £36 and for the second it is £72.

The property is within easy walking distance of the train station which runs a 40 minute service into London Liverpool Street via the Stansted Express. The M11 at junction 8 is also within easy reach.  
EPC Band E

**Sitting Room**

11'7" x 11' (3.53m x 3.35m)

Open cast iron fireplace with exposed brick surround and tiled hearth. Built in display niche with cupboard below. Laminate floor, window to front, radiator.



### Dining Room

12' x 11'6" (3.66m x 3.51m)

Two understair storage cupboards, window to rear, cast iron fireplace, laminate floor, radiator, stairs to first floor.



### Lobby

Tiled flooring, entrance door, window to side, radiator, doors to kitchen and bathroom.

### Fitted Kitchen

7'4" x 7'2" (2.24m x 2.18m)

Modern refitted kitchen comprising: Cupboard and drawer base units with worktop above. Inset stainless steel single drainer sink unit with mixer tap. Gas hob with extractor hood above. Built in oven, space for washing machine and fridge. Two double and one single eye level wall units, windows on two aspects, tiled floor.



### Bathroom

Panel bath with traditional style mixer tap and shower attachment. Pedestal wash basin, close couple wc, Velux window, radiator, laminate flooring, extractor fan.

### Bedroom One

11' x 11'8" (3.35m x 3.56m)

Exposed timber flooring, cast iron fireplace, window to front, radiator.



**Bedroom Two**

11'7"max x 9'5" (3.53mmax x 2.87m)

Exposed timber flooring, window to rear. Two double fitted wardrobe cupboards. Built in storage cupboard housing combi boiler, loft hatch, radiator.



**Rear Garden**

approx 70' (approx 21.34m)

Beautiful private South facing rear garden. Paved patio with raised flower beds and fishpond. The remainder is laid to lawn with shaped shingle pathway with pergola leading to the rear of the garden. Attractive flower and shrub beds throughout. Large 12' outbuilding with light and power, additional small shed. Outside lights and taps.





### **Front**

Attractive white picket fence surrounds the low maintenance front garden.

### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

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