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Established 1986

Independent Estate Agents and Valuers



67A Hadham Road, Bishop's Stortford, Herts, CM23 2QY

£229,995

Cosy two bedroom mid terrace character cottage within walking distance of the town centre and mainline railway station which benefits from gas central heating and a private courtyard garden.

The accommodation comprises: Sitting room with exposed wooden flooring, kitchen. Upstairs there are two bedrooms and a recently refitted bathroom. Outside the enclosed courtyard garden has a small shed and outside tap.

Bishop's Stortford is off junction 8 of the M11 and the town centre has a variety of shops, restaurants, public swimming pool, gyms and the mainline railway station runs a 40 minute service into London Liverpool Street via the Stansted Express. EPC Band C

Sitting Room

13' x 10'7" (3.96m x 3.23m)

Exposed timber flooring, window to front, shelved display alcove, radiator, inset ceiling lights, secondary glazed sash window to front.



Kitchen

9'2" x 7'9" (2.79m x 2.36m)

Worktop incorporating butler sink with traditional style fittings, shelving below and water softner. Space for washing machine, fridge and cooker with extractor hood above. Three double eye level wall units, space for microwave, wall mounted gas fire boiler, part tiled walls, tiled floor. Window and door to rear garden, stairs to first floor.



First Floor Landing

Hatch to loft space.

Bedroom One

10'9" x 8'5" (3.28m x 2.57m)

Secondary glazed sash window to front, radiator.



Bedroom Two

10'8" into alcove x 6'5" (3.25m into alcove x 1.96m)

Shalved alcove, built in storage cupboard, window to rear, radiator.



Bathroom

7'2" x 4'8" (2.18m x 1.42m)

Refitted with white suite comprising: Panel bath with mixer tap and separate shower with deluge shower head. Close couple wc, pedestal wash basin with mixer tap, chrome heated towel rail, part tiled walls, extractor fan, inset ceiling lights.



Courtyard Garden

19'5" x 15'7" (5.92m x 4.75m)

Attractive enclosed private courtyard garden with small shed and outside tap.



Front

Picket fence to front, path leading to front door. Bin storage

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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