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Independent Estate Agents and Valuers



38, Stansted Road, Bishop's Stortford, Hertfordshire, CM23 2DY

£250,000

A charming Victorian terraced cottage that has been sympathetically modernised over recent years and now has the benefit of gas central heating.

The property features attractive multi-paned windows, oak ledge and brace doors and Victorian brass stair rods. The property comprises: Entrance porch, lounge/dining room with fireplace, small fitted kitchen with built-in oven, hob and extractor hood, modern ground floor shower room and two first floor bedrooms.

There is a small enclosed front garden and a rear courtyard garden with a granite sett patio. Although there is no-off-street parking, it is possible to buy resident's parking permits from the local council offices. This enables you to be able to park in the adjoining roads close by.

The property is ideally located for commuters as it is within a short walk of the mainline railway station which operates an excellent commuter service into London's Liverpool St. station. It is also less than half a mile from the town centre which offers an extensive range of shopping and dining establishments. EPC Band D.

Front door to

Entrance Porch

Multi-paned windows to both sides. Oak door to

Lounge/Dining Room

20' x 10'1" (6.10m x 3.07m)

Fireplace with a log effect gas fire set in a red brick chimney breast. Multi-paned sash window to the front. TV and telephone points. Two radiators. Oak flooring. Coving to ceiling. Arched display niche. Stairs to the first floor. Door to the rear garden. Cupboard housing wall mounted gas fired combination boiler. N.B. This boiler was installed in 2014 and heats the central heating and the hot water.



Fitted Kitchen

7'8" x 5'8" (2.34m x 1.73m)

Fitted with a range of modern units and white granite work tops which incorporate: Built-in oven, hob and cooker extractor hood.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. One double, one single and one corner eye level wall cupboard with lighting below. Quarry tiled floor. Fully tiled walls. Coving to ceiling. Multi-paned window to the side. Spaces for fridge, freezer and washing machine. Door to



Ground Floor Shower Room

5'8" x 5' (1.73m x 1.52m)

Fitted with a modern white suite, fully tiled walls and floor. Quadrant shower cubicle. Wall mounted semi-pedestal wash basin with mixer tap. Low level WC. Radiator. Extractor fan. Multi-paned window to the side.



First Floor Landing

Doors to the bedrooms.

Bedroom One

11' x 9'10" (3.35m x 3.00m)

Sash window to the front with a view of All Saints Church. Radiator. Polished wooden floor. Exposed red brick chimney breast. Small hatch to part boarded loft space which has a light connected.



Bedroom Two

8'4" x 7'1" (2.54m x 2.16m)

Double glazed window to the rear. Polished wooden floor. Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder with electric immersion heater fitted. N.B. This is a useful back-up to the gas fired central heating so that you can heat the water when the boiler is not switched on.



Courtyard Rear garden

16' x 11' (4.88m x 3.35m)

A charming courtyard rear garden.

Granite sett paviours. Gravel area. Raised flower bed set in a dwarf brick wall. Established brick wall to the rear boundary.



Front Garden

A small enclosed garden with two gravel areas and an outside light.

Parking Arrangements

Although there is no off-street parking with this property it is possible to buy resident's parking permits from East Herts District Council at a cost of £36 per annum for the first car and £72 per annum for a second car. This enables you to be able to park in the adjoining roads close to the property.

All Saints Church

The cottage can be found along a pathway that leads to a row of cottages next to All Saints Church. This path is on the left hand side of the church.



FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

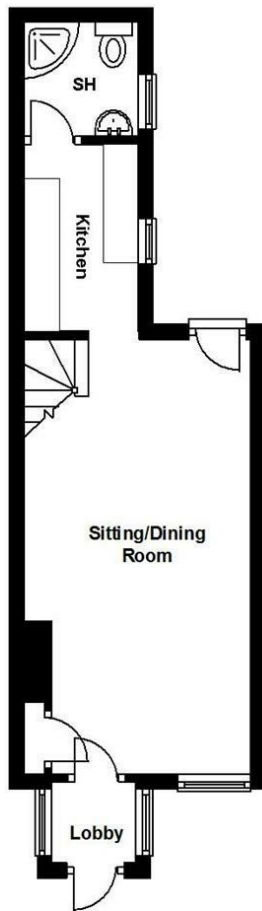
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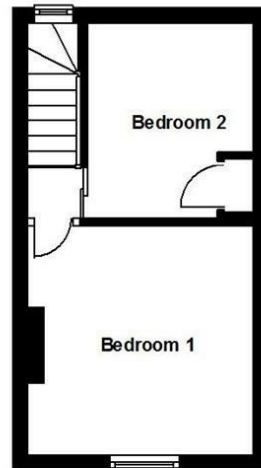
Disclaimer

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 500 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE