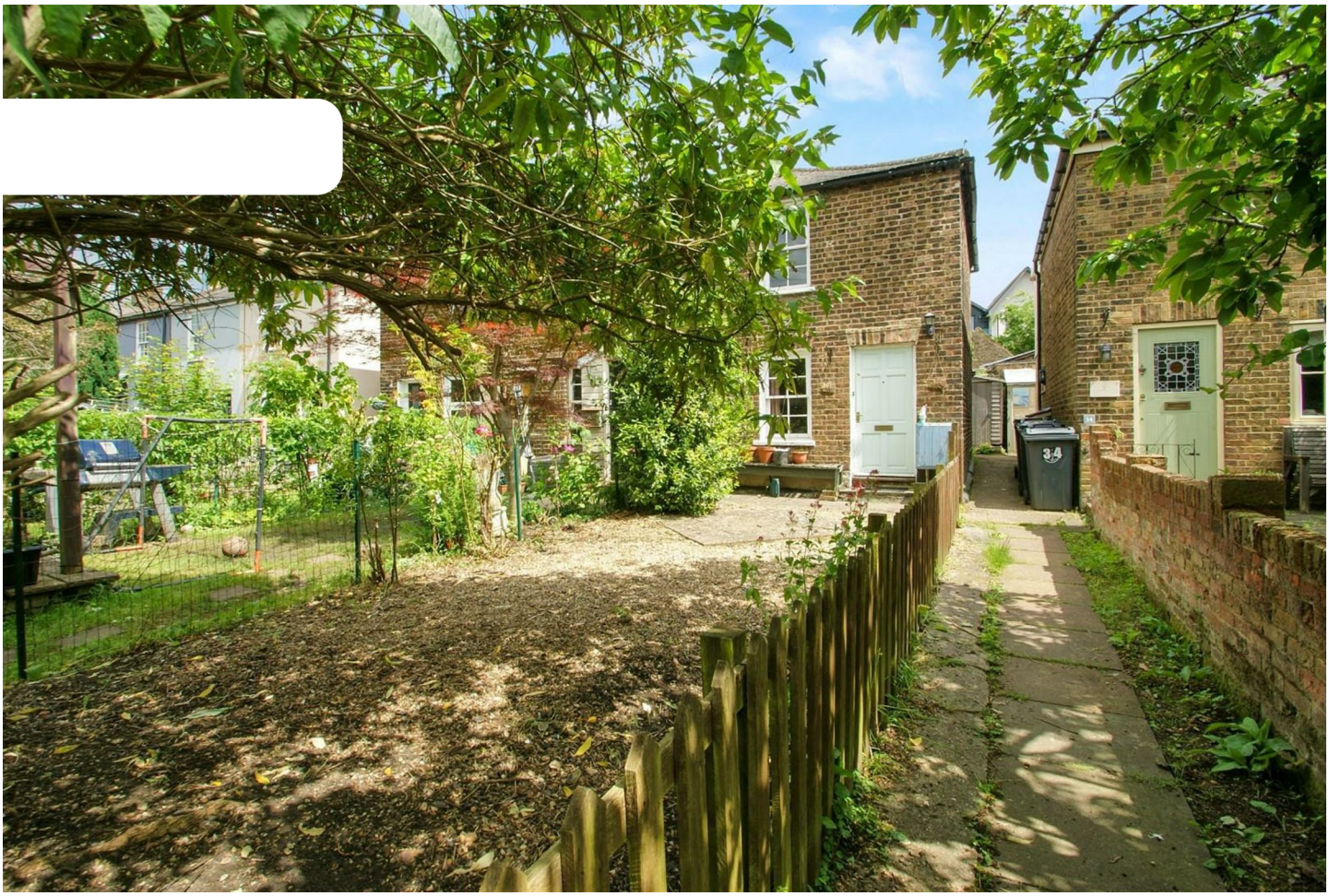






Cottage (EPC Rating: D)

DUNMOW ROAD

BISHOP'S STORTFORD

CM23 5HL

PCM

£1,150 PCM

- 1 BEDROOM COTTAGE
- END OF TERRACE
- PEDESTRIAN ROAD ONLY
- LOUNGE/DINER
- KITCHEN
- UTILITY ROOM
- UPSTAIRS BATHROOM
- 35' FRONT GARDEN
- RESIDENTS PERMIT PARKING
- GAS CENTRAL HEATING

Fordyce Furnivall
Residential Sales & Letting Agents

1 1 1 D

1 Bedroom Cottage located in BISHOP'S STORTFORD

Ideal for a single occupancy or a couple and being offered unfurnished (except a double bed) and available from mid-December, a one double bedroom end of terrace character property situated along a pedestrian only road, just a stones throw from the town centre and mainline railway station, the property comes with residents parking scheme. The accommodation comprises lounge/diner, fully fitted kitchen and utility/store room, whilst upstairs is the double bedroom and bathroom. Outside to the front of the property the 35' garden is laid to shingle with paved patio area and picket fence surround to the rear is a timber built garden shed. Additional features include gas central heating.

SITUATION
The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

LOUNGE/DINER
12'1" x 11'4"
Wood front door, feature fireplace with cast iron surround and slate hearth, sash window to the front aspect, wood flooring, T.V. point, radiator, door to:

KITCHEN
12'1" x 8'10"
Fitted with a modern range of base and eye level units with complimentary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs, built-in electric oven, inset 4 ring gas hob with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, tiled flooring, inset spot lights, sash window to the rear aspect, stairs rising to the first floor, door to:

UTILITY ROOM
Cupboard housing gas boiler, window to the rear aspect, part glazed stable door to the rear aspect, tiled flooring.

FIRST FLOOR

LANDING
Doors off to:

BEDROOM 1
12'10" x 11'3"
Access to fully insulated loft, sash window to the front aspect, wood flooring, radiator.

BATHROOM
Low flush WC, pedestal wash hand basin with tiled splash backs, shower cubicle with glass screen, panel enclosed bath, part tiled walls, laminate flooring, sash window to the rear aspect, inset spot lights, shaver point, chrome heated towel rail, extractor fan.

OUTSIDE

GARDEN
Outside to the front of the property the 35' garden is laid to shingle with paved patio area, a mixture of plants and shrubs and picket fence surround.

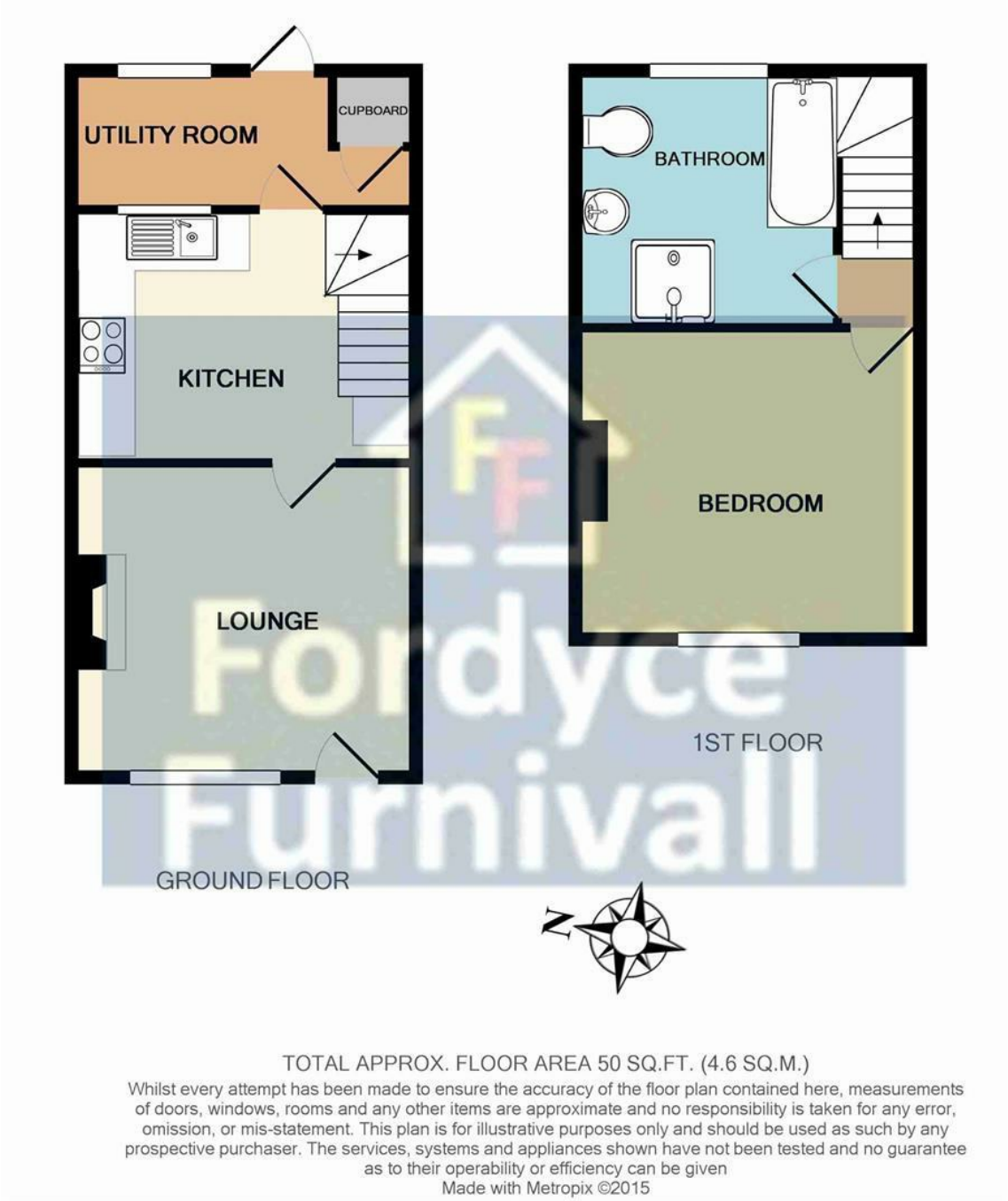
PARKING
Residents parking permits can be obtained from the council for parking for parking in near by streets Manor Road & Wilson Close.

LOCAL AUTHORITY
East Herts District Council
Tax band: C
£1,956.15









TOTAL APPROX. FLOOR AREA 50 SQ.FT. (4.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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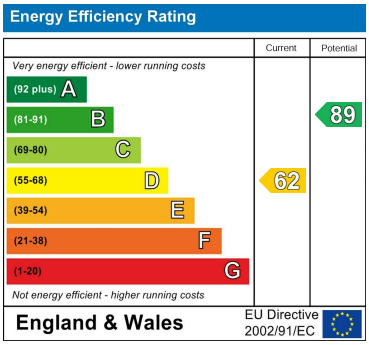
Council Tax Band

C

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.