

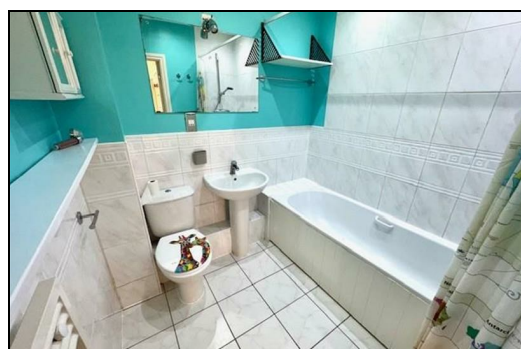
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Established 1986

Independent Estate Agents and Valuers



91, Cavell Drive, Bishop's Stortford, Hertfordshire, CM23 5PX

Offers invited £272,500

FREEHOLD TWO BEDROOM COACH HOUSE WITHIN A SHORT WALK OF THE TRAIN STATION WHICH HAS AN EXCELLENT COMMUTER SERVICE TO LONDON'S LIVERPOOL ST. STATION.

VACANT PROPERTY, CHAIN FREE SALE.
EXPECTED MONTHLY RENT FOR THIS PROPERTY IS IN EXCESS OF £1,300

The spacious accommodation consists of a private entrance door leading to a hall with stairs to first floor landing, large open plan living area with fitted kitchen and integrated appliances, two really good sized bedrooms and a bathroom. Outside, there is an allocated parking space and an understairs cupboard which is ideal for bike storage.

The property benefits from gas central heating and double glazed windows throughout. We understand that there is a large loft space.

There is a very pleasant walk down nearby Warwick Road to get to the station and the town centre which offers an excellent variety of dining, drinking and entertainment establishments. The M11 Motorway is within easy driving distance and this property is very close to Herts & Essex Community Hospital.

EPC Rating is Band C. Council Tax Band D.

Front Door To:

Entrance Area

Stairs to the first floor.

First floor Landing

Double glazed window to the rear aspect. Two radiators. Built-in airing cupboard housing hot water cylinder.

Open Plan Kitchen/Living Room

18'0" x 17'1" (5.498 x 5.214)

A very spacious room which is described as two areas below.

Living Area

17'1" max 13'2" (5.214 max 4.035)

Two double glazed windows to the front aspect. Two radiators. TV point.



Kitchen

8'7" x 8'3" (2.624 x 2.533)

A range of modern gloss white faced units with integrated appliances which include: Oven, hob, chimney style extractor hood, washing machine and fridge/freezer.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Two single eye level wall cupboards. Two inset ceiling lights. Radiator. Mosaic tiled splashbacks to work surfaces. Ideal wall mounted gas fired central heating boiler. Ceramic tiled floor.



Bedroom One

11'0" x 10'8" plus door recess (3.355 x 3.262 plus door recess)

Double glazed window to the front aspect. Radiator. Double fitted wardrobe cupboard.



Bedroom Two

13'11" plus door recess x 8'3" (4.242 plus door recess x 2.526)

Double glazed window to the front aspect. Radiator.



Bathroom

6'10" x 6'2" (2.099 x 1.895)

Modern white suite and tiling.

Pedestal wash basin with mixer tap. Panel bath with mixer tap, shower unit, tiled splash surround, shower rail and curtain. Low level WC. Heated towel rail. Four inset ceiling lights. Shaver point. Extractor fan. Ceramic tiled floor.



Outside Storage Cupboard

Accessed via a door from the rear courtyard. This space is ideal for bike storage.

Allocated Parking space

In the courtyard to the front of the property is a parking area where there is an allocated parking space which is clearly marked as number 91.

Ground Rent

There is a pepper corn rent paid for this property which is £10 every six months (£20 per annum).

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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 & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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.

