

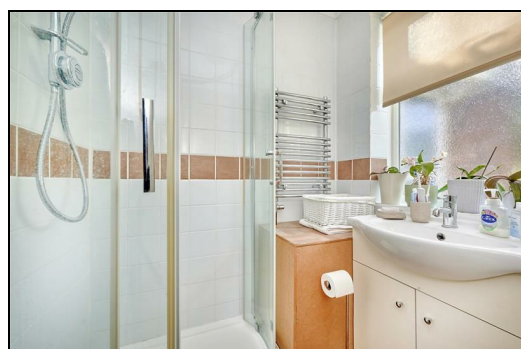
3 Bridge Street  
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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**61, Thornbera Road, Bishop's Stortford, Hertfordshire, CM23 3NN**

**Guide price £375,000**

This property is being offered as a chain free sale.

A well maintained three bedroom semi detached house which has gas central heating and double glazing but does require modernisation. The property has a 60' south facing rear garden and offers scope to extend as many of the neighbouring properties have already done.

The accommodation comprises: Entrance hall, sitting room, kitchen/breakfast room, ground floor shower room and three first floor bedrooms. There is driveway parking for two cars, one being under a carport plus there is a detached single garage.

This house is located close to open parkland offering a picturesque walk to the Thorley Park Neighbourhood Centre with it's Sainsburys supermarket, various useful shops and a Busy Bees Day Nursery. There are highly regarded primary and secondary schools within easy walking distance. The town centre and mainline railway station are just under a mile away.

EPC Rating D. Council Tax Band C.

**Double Glazed Front Door To:**

**Entrance Hall**

Understairs cupboard. Radiator. Doors to lounge, kitchen and bathroom.

**Sitting room**

11'11" x 9'5" (3.643 x 2.874)

Double glazed window to the front. TV and telephone points. Radiator. Wall light point. Door to inner lobby.



**Kitchen/Breakfast Room**

9'4" x 8'9" (2.851 x 2.689)

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces. Range of eye level wall cupboards. Spaces for cooker and fridge. Radiator. Ceramic tiled floor. Double glazed window and door to the rear.



### Ground Floor Shower Room

5'7" x 5'1" (1.724 x 1.550)

Fitted with a modern white suite and fully tiled walls. Quadrant shower cubicle with Aqualisa shower unit. Low level WC. Vanity unit wash basin with mixer tap and cupboard below. Chrome heated towel rail. Double glazed window.



### Inner Lobby

Double glazed window to the front. Stairs to the first floor.

### First Floor Landing

Double glazed window to the side. Hatch to loft space.

### Bedroom One

14'11" max x 9'8" (4.566 max x 2.954)

Two double glazed windows to the front. Radiator. Overstairs storage cupboard. Fitted wardrobe cupboards to one wall with full-height sliding doors.



### Bedroom two

9'5" x 8'11" (2.874 x 2.718)

Double glazed window to the rear. Radiator. Built-in shelved storage cupboard. Built-in airing cupboard housing pre-lagged hot water cylinder and Baxi wall mounted gas fired central heating boiler.



**Bedroom Three**

6'4" x 5'9" (1.946 x 1.777)

Double glazed window to the rear. Radiator.



**Rear Garden**

A good sized rear garden which is approximately 60' in length and enjoys a south facing aspect.

Patio area. Door to the garage. Lawn area. Paved pathway to the rear of the garden. Kitchen garden area. Aluminium framed greenhouse. Large well stocked flower bed. Outside light. Various shrubs and roses.



**Rear View Of House**



**Front Garden**

Enclosed by a dwarf brick wall to the front and hedges to the sides.

Ornate stone area with well stocked flower borders. Outside light. Driveway with parking for one car leads to the car port and garage.



### **Car port**

Undercover parking for one car.

### **Garage**

17'2" x 8'2" (5.237 x 2.505)

Sliding garage door to the front. Door to the rear garden. Light and power connected. Plumbing for washing machine.

### **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](http://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.

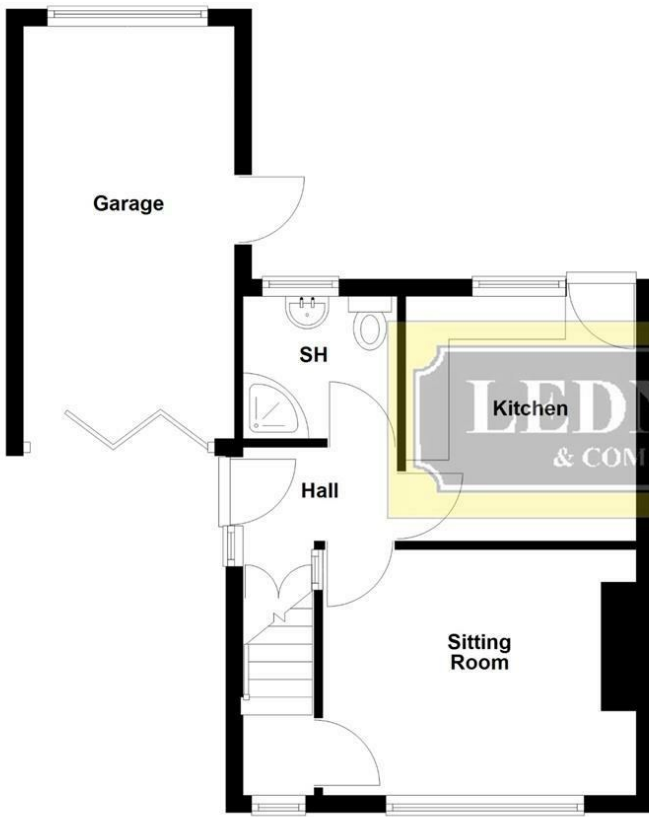
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

### **Disclaimer**

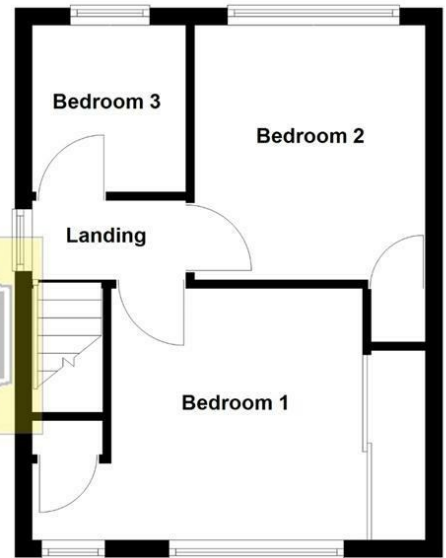
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.



### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 580 SQFT (excluding Garage)  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE