

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



43, The Paddock, Bishop's Stortford, Hertfordshire, CM23 4JN

Guide price £265,000

Tucked away in a quiet cul-de-sac and offered to the market with no onward chain, this well-presented freehold home provides an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently located close to local shops and amenities, the property offers comfortable, low-maintenance living with the added benefit of a private garden and allocated parking for two cars.

The accommodation comprises a welcoming living room, a fitted kitchen, one double bedroom, and a bathroom. Further benefits include electric heating and double glazed windows, ensuring warmth and efficiency all year round.

Early viewing is recommended to fully appreciate the peaceful setting and convenient location this attractive home has to offer.

The Council Tax Band is B / The EPC Rating is E

Entrance Hall

Living Room

12'7" max x 9'5" max (3.85m max x 2.89m max)



Fitted Kitchen

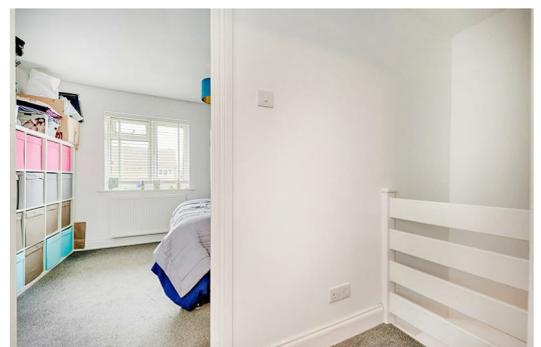
7'0" x 6'6" (2.14m x 2.00m)

Fitted wall and base units and space for fridge/freezer, cooker with fitted extractor over and space for washing machine.



First Floor Landing

Access to the loft with fitted ladder and light.



Double Bedroom

12'7" x 8'9" (3.85m x 2.69m)

Double bedroom.



Bathroom

6'7" x 5'5" (2.02m x 1.66m)

Bath with wall mounted power shower over, WC and vanity unit with basin.



Private Garden

There is a well screened and private West facing side garden.



Parking

Two allocated parking spaces in the communal car park located to the East side of the property.

Heating

This property has electric wall mounted heaters.

Disclaimer

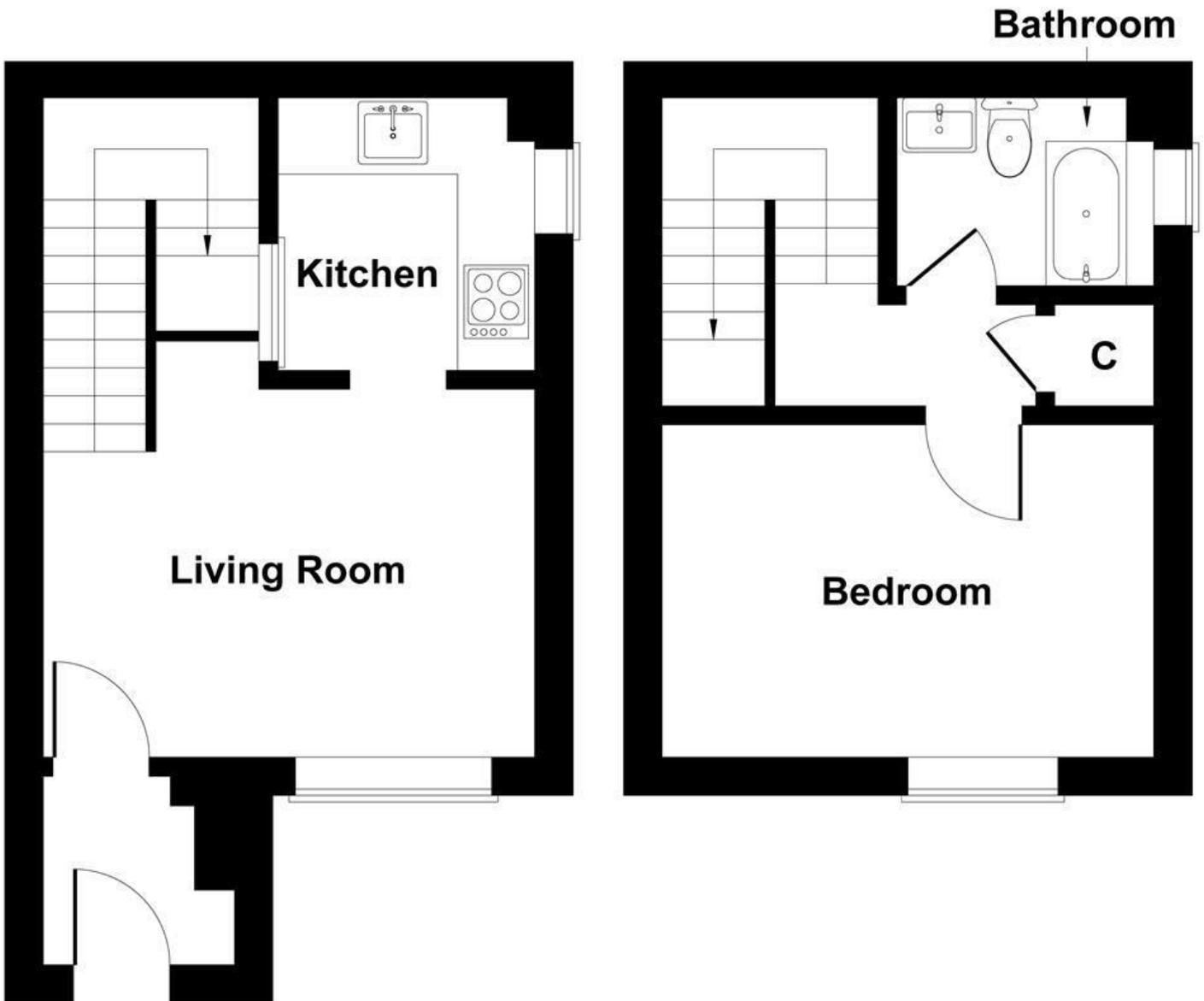
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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

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.

43 The Paddock



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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