

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



5, Boyd Close, Bishop's Stortford, Hertfordshire, CM23 5EG

Guide price £399,995

PERFECT FOR INVESTORS: A spacious four bedroom town house which has gas central heating and double glazing. The accommodation does require some modernisation but has great potential to create an additional two bedrooms and an excellent rental income.

On the ground floor is an entrance hall and an extended open plan living area with fitted kitchen, shower room and WC. There is potential to convert the single garage to an additional bedroom or reception room. The first floor has a bright and spacious sitting room, a bedroom and a bathroom. On the second floor there are three bedrooms. The main bedroom has a recess which could be used to provide an en-suite facility.

There is a well tended rear garden. To the front of the house is a driveway with off road parking for one car.

The property is located close to a very useful parade of shops, two primary schools and Birchwood secondary school. Just on the other side of Parsonage Lane is a playing field with children's playground. The town centre and mainline railway station are approximately one mile away. Junction eight of the M11 motorway is also easily accessible.

EPC Band D. Council tax band C (£1956.15 - 2024/25).

Entrance Porch

With double glazed front door, double glazed window to front, wall mounted gas fired Vaillant boiler, cupboard with consumer unit and electric meter.

Entrance Hall

Stairs to first floor, radiator, door to open plan living area.

Large Open Plan Living Area

21'4" max x 14'5" max (6.51m max x 4.40m max)

Fitted kitchen with wall and base units, space for cooker with extractor over, space for fridge, space for washing machine, two radiators, storage cupboard, sliding double glazed doors to rear garden.



Ground Floor Shower Room

6'0" x 3'11" (1.83m x 1.21m)

Window to rear, shower with wall mounted controls, radiator, basin.

Ground Floor WC

First Floor

Sitting Room

15'11" x 14'6" max (4.87m x 4.42m max)

Double glazed windows to front, radiator, storage cupboard, stairs to second floor.



Bedroom 3

10'6" x 7'11" (3.22m x 2.43m)

Double glazed window to rear, radiator, airing cupboard with hot water cylinder, cupboard.



Bathroom

7'10" x 6'2" (2.41m x 1.88m)

Double glazed window to rear, bath, WC and wall mounted sink.



Second Floor Landing

Access to loft space, doors to all bedrooms.

Bedroom 1

14'5" max (into recess) x 13'9" (4.41m max (into recess) x 4.21m)

Large double bedroom with double glazed windows to front, radiator.



Bedroom 2

14'8" x 7'10" (4.49m x 2.40m)

Double bedroom with double glazed window to rear, radiator.



Bedroom 4

11'6" x 6'2" (3.51m x 1.90m)

Double glazed window to rear, radiator.



Private Rear Garden

Well maintained rear garden which is mostly laid to lawn.



Single Garage

With power and light.

Driveway Parking

Driveway parking for one car.

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.

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.

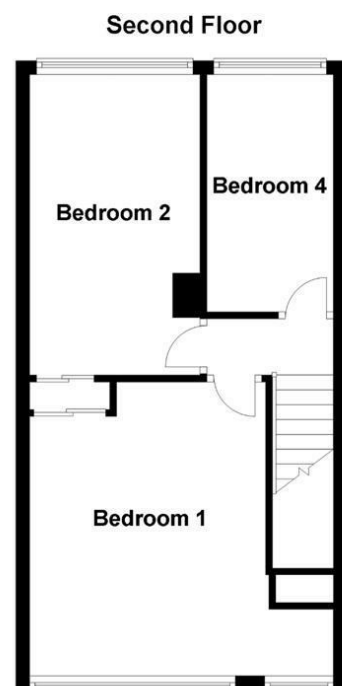
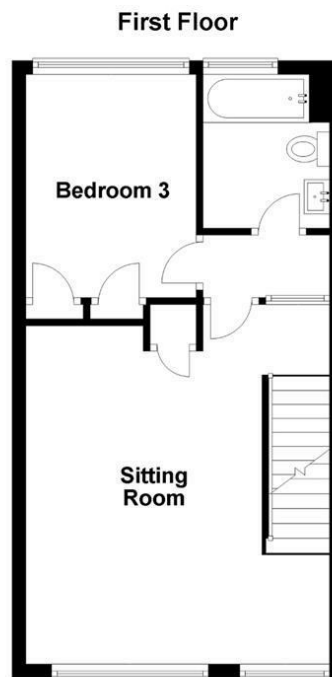
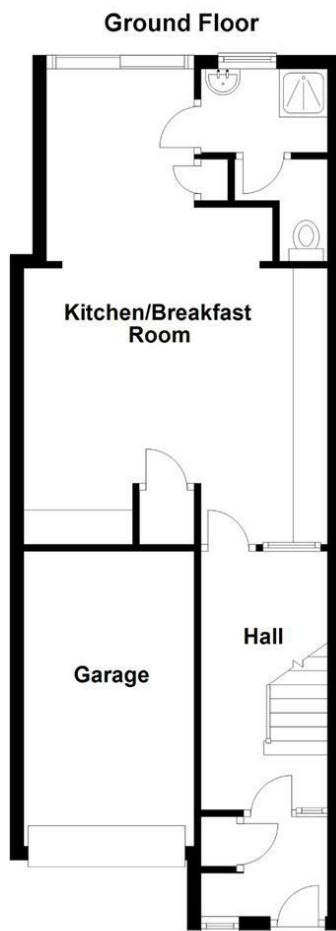
FINANCIAL SERVICES

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.



APPROX GROSS INTERNAL FLOOR AREA 1250 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE