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**LEDNOR**  
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Established 1986

Independent Estate Agents and Valuers



**129, Cannons Close, Bishop's Stortford, Herts, CM23 2BJ**

**Guide price £475,000**

This very well-presented three-bedroom semi-detached bungalow is situated in a sought-after and quiet town location, conveniently close to local shops and bus stops. Offered for sale with NO ONWARD CHAIN, the property provides bright, well-proportioned accommodation throughout.

There is an entrance porch leading to the hallway which provides access to all the rooms. The spacious sitting room is filled with natural light and flows seamlessly into a conservatory, creating a pleasant space for relaxing or entertaining. The fitted kitchen is well equipped with wall and base units and integrated appliances including a fridge, freezer, electric oven and hob. There are three bedrooms (two of which are double bedrooms) served by a modern and fully tiled shower room.

Additional benefits include a Vaillant gas-fired combi boiler installed approximately six years ago, and a single garage with power.

The council tax band is D / The EPC Rating is C

### **Entrance Porch**

Double glazed leading to;

### **Entrance Hall**

With doors to all rooms.



### **Fitted Kitchen**

10'10" x 9'10" (3.32m x 3.01m)

Fitted with wall and base units and;

- Electric oven with electric hob over
- Fridge and separate freezer
- Full height storage cupboard housing wall mounted Vaillant boiler (approx 5/6 years old)
- Space for washing machine



### **Sitting Room**

13'10" max x 12'10" max (4.22m max x 3.93m max)  
Bright and spacious reception room with sliding doors to;



### **Conservatory**

11'8" x 6'6" (3.57m x 2.00m)  
Double glazed conservatory with views over the rear garden.



### **Bedroom 1**

11'3" (to wardrobes) x 9'2" (3.43m (to wardrobes) x 2.80m)  
Double bedroom with built in wardrobe cupboards.



### **Bedroom 2/Dining Room**

10'8" (into bay) x 9'10" (3.27m (into bay) x 3.01m)

Double bedroom or large reception room with bay window to the front.



### **Bedroom 3**

9'10" x 6'5" (3.01m x 1.97m)

Single bedroom.



### **Shower Room**

Fully tiled shower room with corner shower, basin with vanity unit and WC. Double glazed window to the side.



### **Single Garage**

16'1" x 9'7" (4.91m x 2.93m)

Excellent storage space with power and independent consumer unit.

### **Front**

Block paved driveway to the front and extending along the side of the property. There are double gates leading through to;

### **Rear Garden**

Low maintenance rear garden with patio and established planting to the boundaries.



### **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.

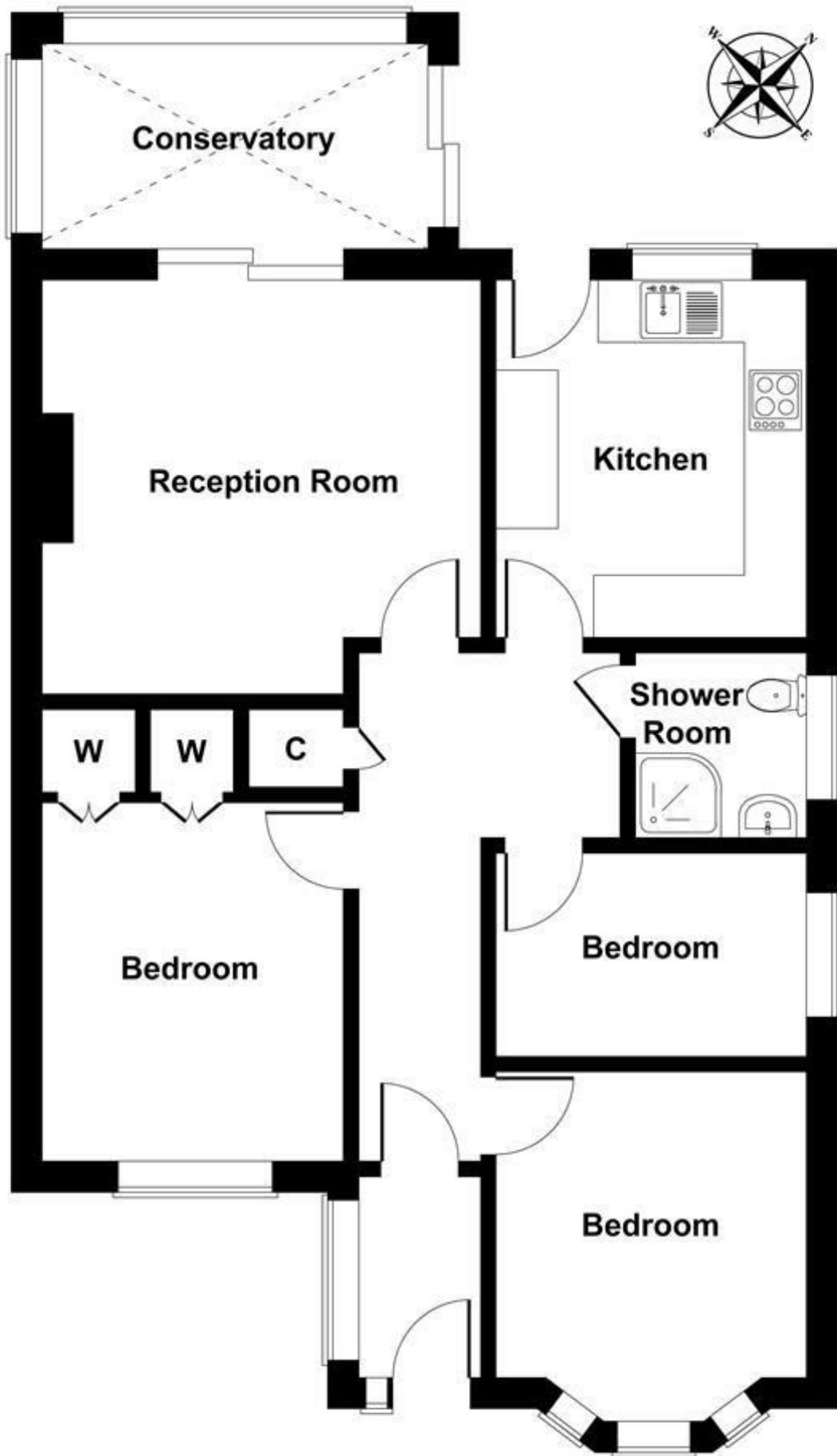
### **LOCAL INFORMATION**

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](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.

# 129 Cannons Close



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