

Established 1986

Independent Estate Agents and Valuers



26, Cherry Gardens, Bishop's Stortford, Hertfordshire, CM23 2AJ

Offers over £349,995

A well maintained two bedroom terraced house which has the benefit of gas central heating and double glazing throughout.

The extended accommodation comprises: Entrance hall, sitting room with attractive fireplace. dining room, modern fitted kitchen with integrated oven and hob, ground floor bathroom with a white suite, master bedroom with fitted wardrobes and an en-suite wet room, second double bedroom.

There is a small enclosed front garden and a 40' rear garden with a garage to the rear of the plot. A residents permit parking scheme operates in this area. An annual permit can be purchased from East Herts District Council at a cost of £75.00. Visitors passes can also be purchased.

This residential cul-de-sac is within walking distance of a useful selection parade of shops at Snowley Parade. There are two primary schools and a secondary school in nearby Parsonage Lane. The town centre and mainline railway station are also within walking distance.

EPC Band D. Council Tax Band C.

Front Door To:

Entrance Hall

Cloaks hanging area. Wood effect laminate flooring. Door to:

Sitting Room

12'7" x 11'11" (3.856 x 3.635)

Attractive fireplace with adjacent fitted cupboards.

Radiator. TV point. Double glazed window to the front aspect.

Stairs to the first floor. Door to:



Dining Room

11'11" x 8'11" (3.655 x 2.741)

Wood effect laminate flooring. Radiator. Double glazed window to the rear aspect. Understairs storage cupboard. fireplace which is at present sealed. Adjacent fitted cupboard. Arch to:



Modern Fitted Kitchen

9'11" x 7'1" (3.035 x 2.169)

Fitted with a range of gloss grey units and white worktops with porcelain tiled splashbacks and a porcelain tiled floor.

Integrated appliances include: Neff built-in oven, ceramic hob, and stainless steel chimney style extractor hood.

Inset stainless steel sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Full-height shelved storage cupboard. Three single eye level wall cupboards. Spaces for washing machine, dishwasher and tumble dryer. Two double glazed windows to the side aspect.



Inner Lobby

Space for upright fridge/freezer. Door to the rear garden. Door to:

Bathroom

6'11" x 6'6" (2.127 x 1.983)

Fitted with a white suite and tiling.

Panel bath with fully tiled splash surround, mixer tap and shower attachment. Low level WC. Pedestal wash basin. Radiator. Extractor fan. Double glazed window to the side aspect.



First Floor Landing

Doors to bedrooms.

Bedroom One

11'10" x 8'11" (3.630 x 2.730)

Double glazed window to the rear. Radiator. Wooden flooring.
Two double fitted wardrobe cupboards.Bi-fold doors to:



En-Suite Wet Room

7'0" x 3'6" average (2.153 x 1.084 average)

Fully tiled walls and floor. Wall mounted wash basin. Low level WC. Extractor fan. Electric shower unit. Radiator. Skylight window.



Bedroom Two

11'11" x 10'0" (3.640 x 3.060)

Double glazed window to the front. Radiator. Original open fireplace. Built-in airing cupboard housing gas fired combination boiler.



Rear Garden

Approximately 40' in length to the rear of the garage. Outside light and tap. Lawn area. Well stocked flower border. 6' fence to one side and a 4' fence to the other. Gated rear pedestrian access. Door to:



Detached Garage

16'2" x 9'4" (4.938 x 2.864)

Located at the rear of the garden. Vehicular access is via a service road which leads out to Cherry Gardens & Dolphin Way.

Front Garden

Hedge to front and one side. Paved pathway to the front door. Lawn area with flower border. Outside light.

Residents Permit Parking

A residents permit parking scheme operates in this area. An annual permit can be purchased from East Herts District Council at a cost of £75.00

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.

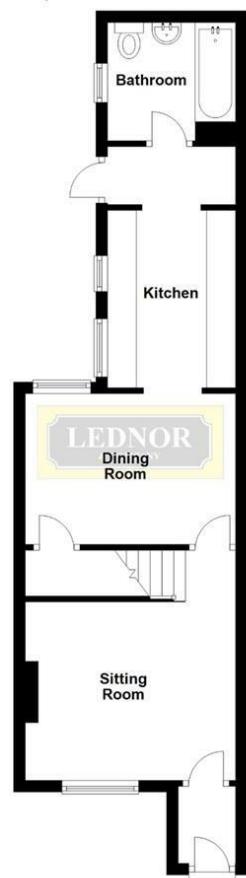
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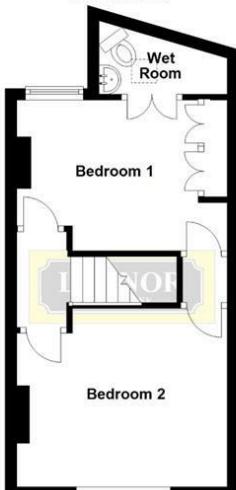
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 725 SQFT
This floor plan is Intended as a GUIDE TO LAYOUT and is NOT TO SCALE