FREEHOLD







House - End Terrace (EPC Rating: E)

ELLENBOROUGH CLOSE

BISHOP'S STORTFORD

CM23 4HS

Price Guide

£275,000

- BEAUTIFULLY PRESENTED
- ONE BEDROOM CLUSTER HOUSE
- LOUNGE/DINER
- REFITTED KITCHEN & SHOWER ROOM
- LARGE PRIVATE GARDEN
- GARAGE WITH DRIVEWAY
- WORKSHOP/STUDIO BEHIND
- FREEHOLD
- ELECTRIC HEATING
- NO ONWARD CHAIN

Fordyce Furnivall
Residential Sales & Letting Agents

1 1 1 E

1 Bedroom House - End Terrace located in Bishop's Stortford

NO ONWARD CHAIN A rare opportunity to acquire a beautifully presented, renovated one bedroom FREEHOLD house, featuring a large private garden and a GARAGE WITH A SUBSTANTAIL WORKSHOP/STUDIO behind, ideal for a home office, gym, beauty room or creative space. The accommodation includes an entrance hall, lounge/diner, refitted kitchen, spacious bedroom and refitted shower room. Outside, a driveway provides off-street parking and leads to the garage and workshop/studio, with additional secure storage. The generous garden offers a large lawn enclosed by laurel and timber fencing. Further benefits include electric heating, UPVC double glazing throughout, and newly decorated interiors with new carpets.

SITUATION
Ellenborough Close in Thorley Park is within easy walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance (8 minute drive) from the property and include multiple shopping facilities, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

GROUND FLOOR

PORCH
UPVC front door with glazed panels leading to:

ENTRANCE HALL
6'6" x 4'11"
Window to the side aspect, wall mounted electric heater, opening to:

LOUNGE/DINER
13'1" x 9'10"
Windows to the front and side aspects, wall mounted electric heater, stairs to the first floor with storage cupboard under, opening to:

KITCHEN
6'6" x 6'6"
Range of wall and base units with work top surfaces with drawers and cupboards under, undercounter fridge, built in Bosch electric oven with ceramic hob, extractor hood over, stainless steel sink with mixer tap, tiled splashbacks, window to the front aspect, space and plumbing for washing machine.

FIRST FLOOR

LANDING
Access to loft space, airing cupboard housing hot water cylinder, doors off to:

BEDROOM
13'1" x 8'6"
Two windows to the side aspect, wall mounted electric heater.

SHOWER ROOM
7'2" x 6'8"
Walk in Mira remote controlled electric shower with glass screen, wash hand basin with vanity unit below. low flush WC with shelving over, chrome heated towel rail, frosted widow to the front, part tiled walls.

OUTSIDE

GARDEN
Spacious garden laid mainly to lawn with patio area, timber fence and Laurel hedge surround.

GARAGE & WORSHOP/STUDIO
GARAGE AREA: 5.50m x 2.55m - Electric roller blind door, power and light connected
WORKSHOP/STUDIO AREA: 5.40m x 3.75m - Power & light connected, access to loft storage space via ladder.
COVERED STOREROOM: 5.40m x 1.15m - Secure lock up area ideal for bikes etc, power and light connected.



LOCAL AUTHORITY
East Herts District Council
Tax Band: B

AGENT'S NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





GROUND FLOOR



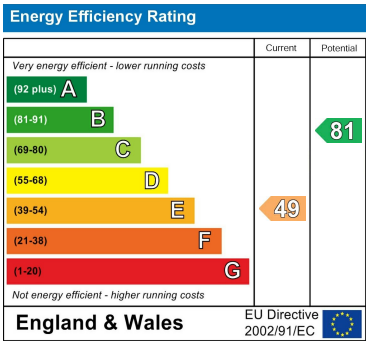
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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