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Established 1986

Independent Estate Agents and Valuers



16, Nursery Road, Bishop's Stortford, Herts, CM23 3HL

Guide price £315,000

A charming three-bedroom cottage offered to the market with no onward chain, ideally situated in a quiet town centre location. This attractive home benefits from a sunny west-facing rear garden and is within a comfortable 10-minute walk of the train station, making it perfect for commuters.

The property features double glazed windows and doors throughout, along with gas-fired central heating for year-round comfort. Internally, there are two inviting reception rooms, both with fireplaces, a fitted kitchen, two generous double bedrooms, and a third single bedroom ideal as a nursery or home office.

Additional benefits include residents' permit parking, completing this appealing and conveniently located home.

The Council Tax Band is C / The EPC Rating is D

Sitting Room

10'11" x 10'4" (3.33m x 3.17m)
Bright and airy room with fireplace.



Inner Hall

Leading to dining room with storage cupboard housing fuse box and electric meter.

Dining Room

10'10" x 8'3" (3.32m x 2.54m)
Another bright and airy reception room with a large window overlooking the garden and fireplace.



Fitted Kitchen

7'11" x 7'3" (2.43m x 2.21m)

Wall and base units, space for cooker, fridge/freezer and washing machine. Door to the garden.



Ground Floor Shower Room

Fully tiled room with enclosed shower, WC and basin.



First Floor Landing

Doors to bedrooms.

Bedroom 1

10'10" x 10'3" (3.32m x 3.13m)

Large double bedroom with far reaching views. Built in cupboards and access to the loft space.



Bedroom 2

10'9" x 8'8" (3.29m x 2.65m)

Double bedroom with built in storage cupboards.



Bedroom 3/Study

7'11" x 7'4" (2.43m x 2.24m)

Ideal for a nursery or single bedroom.



Front Garden

Pretty enclosed front garden.

Rear Garden

Attractive West facing rear garden with lawn, gated access to the front of the property and a shed.



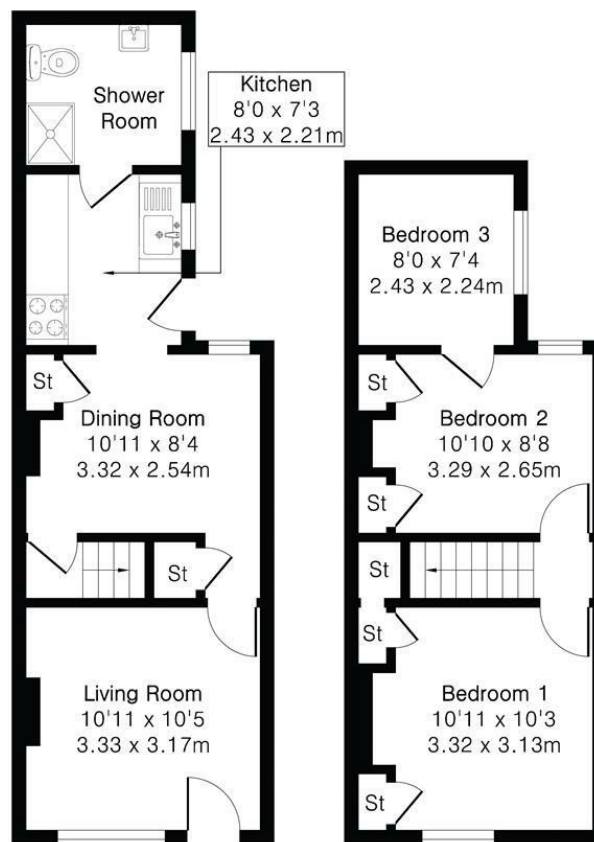
Disclaimer

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.

Approximate Gross Internal Area 658 sq ft - 61 sq m

Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 304 sq ft – 28 sq m



Ground Floor

First Floor