



PESTELL & CO

ESTABLISHED 1991



PYNCHBEK, BISHOP'S STORTFORD
GUIDE PRICE: £450,000

4 BEDROOM MID-TERRACE HOUSE | NO ONWARD CHAIN | LARGE
LIVING ROOM | DINING ROOM | KITCHEN | FAMILY BATHROOM
PRIVATE SOUTH FACING REAR GARDEN | OFF STREET PARKING
CUL-DE-SAC LOCATION

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A four bedroom mid-terrace property offering ground floor accommodation of a kitchen, large living room, dining room and a bedroom. The first floor offers a further three bedrooms and a family bathroom. The property has a private, south facing rear garden, along with off street parking.



ENTRANCE HALL

LIVING ROOM
22'6" MAX X 15'5" MAX

DINING ROOM
23'7" X 8'6"

BEDROOM 3
15'9" X 7'10"

KITCHEN

CLOAKROOM





FIRST FLOOR LANDING

BEDROOM 1 - 10'7" X 9'9"

BEDROOM 2 - 9'9" X 9'9"

BEDROOM 4 - 8'9" X 7'0"

FAMILY BATHROOM



With uPVC obscure glazed front door opening into:

ENTRANCE HALL

With ceiling lighting, wall mounted alarm, wall mounted radiator, wooden flooring and doors to rooms.

DOWNSTAIRS CLOAKROOM

With obscure window to front, ceiling lighting, low level WC with integrated flush, wash hand basin with twin taps and wooden flooring.

LIVING ROOM - 22'6" MAX X 15'5" MAX

With ceiling lighting, wall mounted radiator, wooden boarded flooring, understairs storage cupboard, stairs rising to first floor landing and opening through to:

DINING ROOM - 23'7" X 8'6"

With windows overlooking rear garden and French doors opening out to rear garden, wood effect laminate flooring, TV, telephone and power points, wall mounted radiator, recess and power for tumble dryer, storage cupboard, wall mounted lightings and door through to:

BEDROOM 3 - 15'9" X 7'10"

With inset ceiling downlighting, wall mounted radiator, window to front, TV and power points, wood effect laminate flooring and built-in storage cupboards with shelving and hanging rail.

KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surface, single bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine and dishwasher, integrated double oven with gas hob and extractor fan over, tiled splashback, power points, ceiling spotlights and tile effect linoleum flooring.

FIRST FLOOR LANDING

With access to loft, smoke alarm, ceiling lighting, fitted carpet, wall mounted radiator and doors to rooms.

BEDROOM 1 - 10'7" X 9'9"

With window overlooking rear garden, ceiling lighting, built-in wardrobe with shelving and hanging rails, fitted carpet and power points.

BEDROOM 2 - 9'9" X 9'9"

With window overlooking rear garden, ceiling lighting, built-in wardrobe with shelving and hanging rails, wood effect laminate flooring and power points.

BEDROOM 4 - 7'0" X 8'9"

With window to front, ceiling lighting, fitted carpet and power points.

FAMILY BATHROOM

Comprising a panel enclosed bath with mixer tap, low level WC with integrated flush, separate fully tiled and glazed shower cubicle with shower attachment, wash hand basin with mixer tap, eaves storage cupboard, inset ceiling downlighting, wall mounted radiator, obscure window to side and tile effect linoleum flooring.



OUTSIDE

The property is approached via a road supplying access to only a handful of properties and enjoys a cul-de-sac location as well as off street parking.

REAR GARDEN

Primarily laid to lawn and patio with decked area ideal for Summer entertaining, all retained by close boarded fencing and mature hedging. There is a wooden storage shed which is to remain.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

Pynchbek is located in the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport, with the M11 and M25 motorways being just a short drive giving easy onward access to London and the North.

GENERAL REMARKS & STIPULATIONS

Folio D3298

FULL ADDRESS

84 Pynchbek, Bishop's Stortford, CM23 4DJ

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

East Herts Council, Charringtons House, 1 The Causeway, Bishop's Stortford CM23 2ER. Tel: 01279 655261

COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?