



CAVELL DRIVE, BISHOP'S STORTFORD

£1,100 PCM

- AVAILABLE 01/08/23
- PART FURNISHED
- 1 BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING
- KITCHEN WITH APPLIANCES
- BEDROOM WITH WARDROBE
- BATHROOM
- OFF STREET ALLOCATED PARKING FOR ONE VEHICLE
- WALKING DISTANCE TO RAILWAY STATION AND TOWN

We are pleased to offer this 1 bedroom part furnished property To Let. Comprising an open plan living space with windows to both front and rear aspects, an integrated kitchen, bathroom and bedroom with wardrobe. Externally the property enjoys an allocated parking space and is within a 20 minute walk of the train station.





Panelled timber door leading to:

Entrance hall

Window to rear, airing cupboard housing pressurised water cylinder and shelving, ceiling lighting and smoke alarm. Wall mounted fuse box, access to loft, telephone entry system and power points.

Doors to rooms:

Open plan Living Room Kitchen 21'8" x 15'32 max

With window to front and rear aspect, part furnished with corner sofa, 3 x coffee tables, wall mounted TV, ceiling down lighters, wall mounted electric radiator, TV, telephone and power points, split flooring of carpet and tile.

Kitchen comprising an array of eye and floor level cupboards and drawers, complimentary granite effect rolled work surface and mosaic style splashback, single bowl and trainer stainless steel sink and mixer tap, 4 ring electric hob with oven under, stainless steel extractor fan, integrated fridge/freezer. Recess with washing machine left as goodwill for tenant to maintain, under counter lighting and array of power points.

Bedroom 11'4" x 10'10"

Window to front aspect, part furnished with double bed, chest of drawers, ceiling lighting, in built triple wardrobe with hanging rail and shelving, wall mounted electric radiator, TV, telephone and power points, wood effect laminate flooring.

Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap, tiled surround, glazed shower screen and integrated shower, pedestal sink and mixer tap, close coupled WC. Wall mounted heated towel rail, electric shaver socket, inset ceiling down lighting, extractor fan, tiled flooring.

OUTSIDE

Externally the property enjoys an allocated parking space.

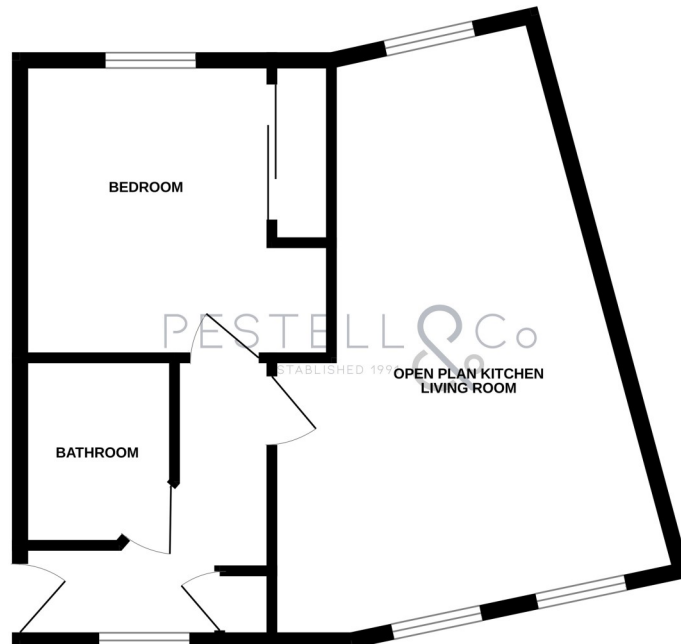


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

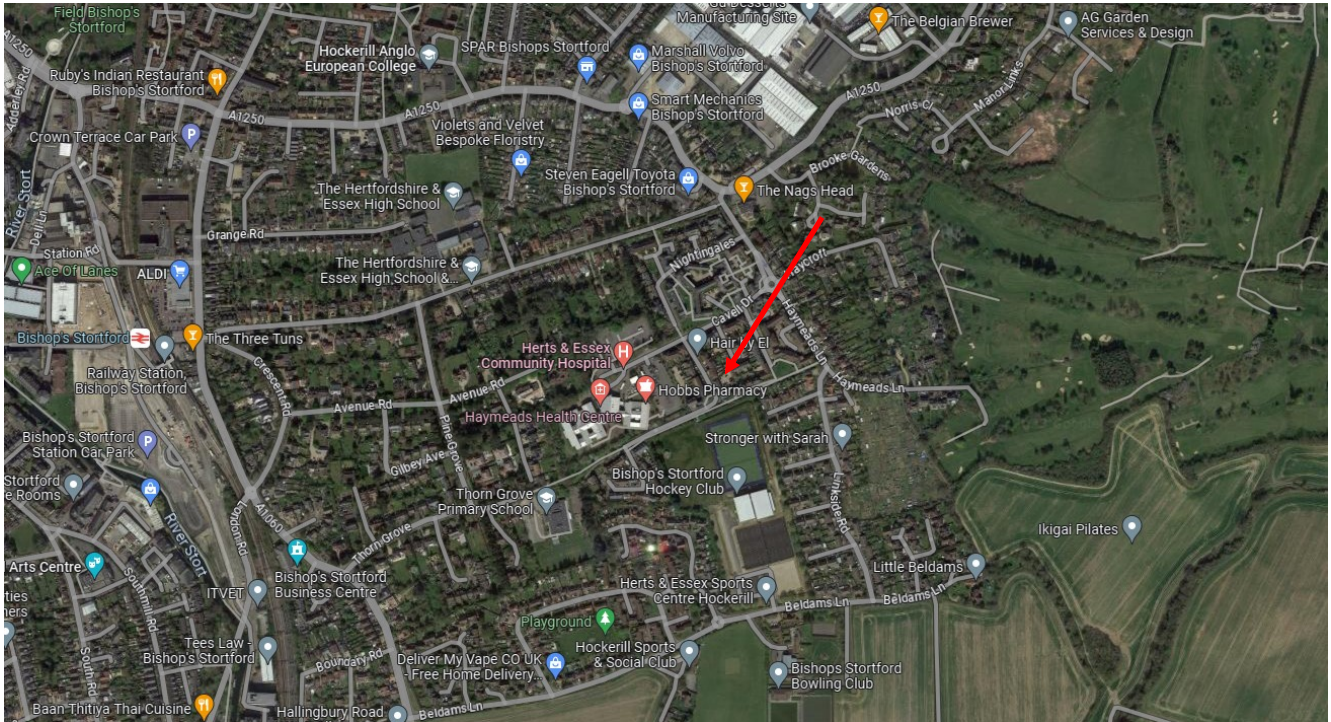


TOTAL FLOOR AREA : 454 sq.ft. (42.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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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GENERAL REMARKS & STIPULATIONS

Cavell Drive 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 and is a three minutes walk from the property. The M11 and M25 motorways are just a short drive giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

115 Cavell Drive, Bishop's Stortford,
Herts CM23 5PX

COUNCIL TAX BAND

Band B

SERVICES

Electric heating, mains drainage and water

LOCAL AUTHORITY

Bishop's Stortford Library, The Causeway, Bishop's
Stortford, CM23 2EJ

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.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?