



NEWLAND AVENUE, BISHOP'S STORTFORD

PRICE - £1,500 PCM

- 2 BEDROOM DETACHED COACH HOUSE TO LET
- AVAILABLE IMMEDIATELY
- DEPOSIT OF £1,730
- LARGE OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- LARGE PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- ONE ALLOCATED PARKING SPOT
- VISITORS PARKING
- SINGLE GARAGE
- PRIVATE COURTYARD GARDEN

We are delighted to offer this amazingly presented two bedroom coach house to let, comprising a large open plan kitchen, dining and living room with Juliet balcony and integrated appliances to kitchen, large principal bedroom, secondary bedroom and a three piece family bathroom. Externally, the property enjoys one allocated parking space, a single garage, visitors parking and a private courtyard garden laid primarily to patio.





With composite and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor, wall mounted radiator, ceiling lighting, smoke alarm, power point and wood effect luxury vinyl flooring.

Open Plan Living, Kitchen & Dining – 18'5" x 12'7"

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary wood effect worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring Bosch gas hob with integrated Bosch oven beneath and extractor fan above, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing combination boiler, smoke alarm and carbon monoxide alarm, power points, Velux window to rear, ceiling lighting, French doors to front with Juliet balcony, large storage cupboard housing wall mounted fuseboard and shelving, wall mounted radiators, TV and power points, wood effect luxury vinyl flooring.

Bedroom 1 – 14'8" x 8'7"

With window to front, ceiling lighting, wall mounted radiator, TV point and power points with USB ports, fitted carpet.

Bedroom 2 – 10'5" x 9'6"

With 2 Velux windows to rear, ceiling lighting, wall mounted radiator, power points, shelving and fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, full-tiled surround with glazed screen, low level WC with integrated flush, pedestal wash hand basin with mixer tap and tiled splashback, half-tiled surround, electric shaving point, Velux window to rear, extractor fan, wall mounted chromium heated towel rail, ceiling lighting, tiled flooring.

OUTSIDE

Externals

To the front of the property, there is one allocated parking space and visitors parking opposite the property. Access to:

Single Garage

Immediately to the left of the front door with up-and-over door, power and lighting within, concrete flooring, storage cupboard with power point and meters.

Courtyard Garden

A lovely private courtyard laid primarily to patio with shingle to the perimeter, all retained via close boarded fencing and brick walling with beautiful ornamental foliage.



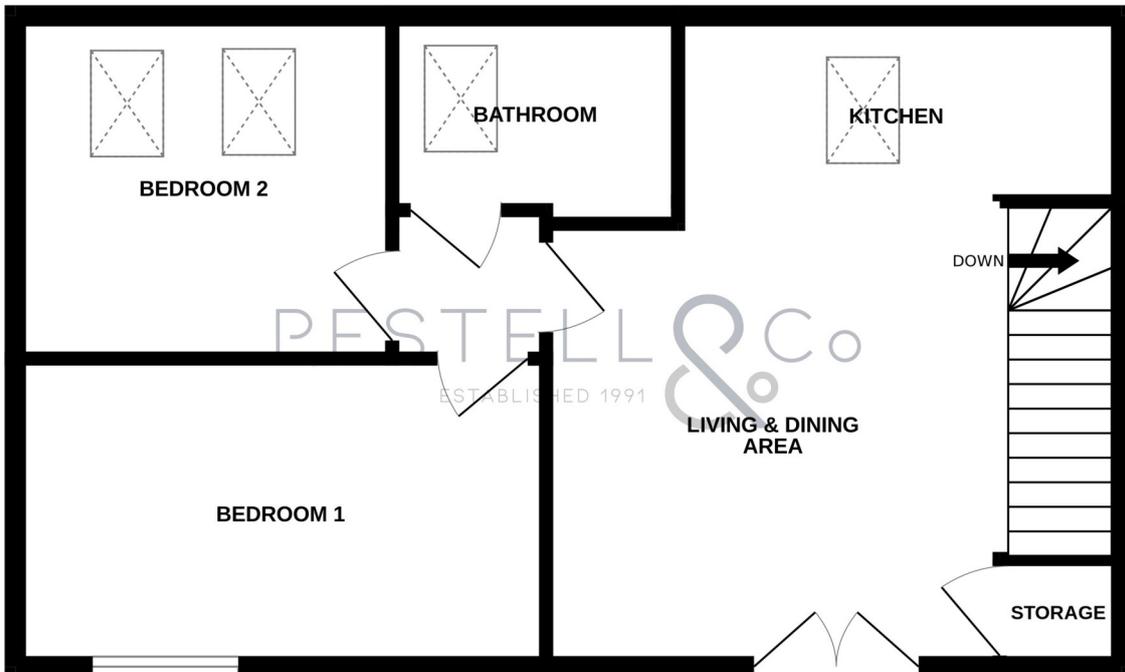
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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 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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GENERAL REMARKS & STIPULATIONS

Newland Avenue 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

151, Newland Avenue, Bishop's Stortford,
Hertfordshire, CM23 2UW

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains electric, drainage
and water

LOCAL AUTHORITY

East Herts Council, Wallfields, Pegs Lane,
Hertford, SG13 8EQ

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 10/03/2026. 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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Are you a developer looking for an agent to market or value your site?