



PESTELL & Co
ESTABLISHED 1991

21 Marguerite Way Bishops Stortford, Herts, CM23 4NB

GUIDE PRICE - £330,000

A pleasantly presented 2 bedroom, end of terrace property, tucked away on the popular Bishops Gate development. The appealing accommodation comprises entrance hallway, living room and kitchen/diner, 2 double bedrooms and fitted bathroom. With an attractive rear garden, generous space to the side and 2 allocated parking spaces to the front.

Part glazed front door, with porch over, leading into:

ENTRANCE HALLWAY:

Wood flooring, wall mounted radiator, ceiling light point, carpeted stairs to first floor accommodation and doorway into:

LIVING ROOM - 16' x 10'5 (4.88m x 3.18m)

Wood flooring, double glazed, bay window to front, wall mounted radiator, and inset down lighters. Doorway into:



KITCHEN/DINER - 13'8 x 9'5 (4.17m x 2.87m)

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink with drainer unit. Built in oven with 4 ring gas hob and matching extraction over, integral dishwasher, space for fridge/freezer and washing machine. Double glazed door and window to rear garden, under stairs storage cupboard, concealed boiler, wall mounted radiator, splash back tiles and inset down lighters.



LANDING AREA:

Carpeted, door to airing cupboard, loft access (part boarded), ceiling light point and doors into:

MASTER BEDROOM - 12'1 to wardrobes x 9'3 (3.68m x 2.82m)

Carpeted, double glazed window to rear, wall mounted radiator, a bank of built in wardrobes and ceiling light point.

BEDROOM 2 - 12'1 to wardrobes x 10'6 (3.68m x 3.20m)

Carpeted, 2 double glazed windows to front, wall mounted radiator, a bank of built in wardrobes and ceiling light point.

FAMILY BATHROOM:

Tiled flooring, low flush w.c., pedestal wash hand basin, panel bath with shower over, double glazed, opaque window to side, heated towel rail, extraction fan and ceiling light point.

OUTSIDE:

To the rear of the property is an very attractive garden. Step out onto a patio space which leads to a paved seating area to one side of the garden. The remainder is laid to lawn, outside lighting and tap, enclosed by panel fencing. To the side is a large storage shed housing a tumble dryer with light and power.



FULL ADDRESS

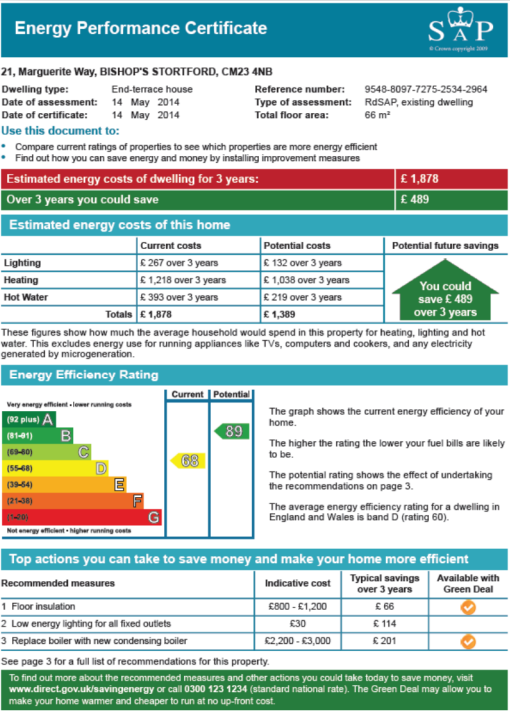
21 Marguerite Way, Bishops Stortford, Herts, CM23 4NB.

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford SG13 8EQ

COUNCIL TAX BAND

Band D



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.