



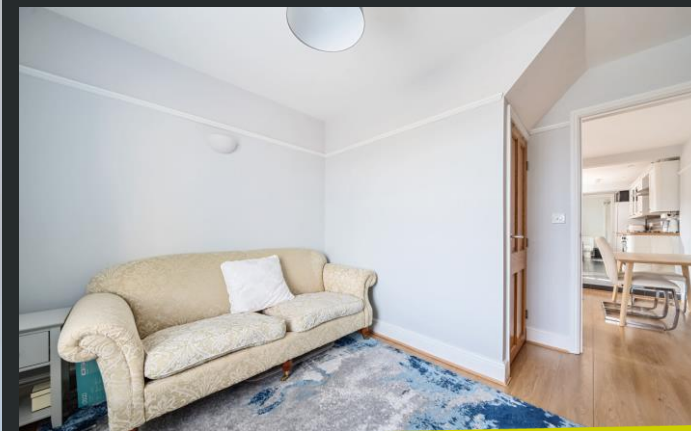
27 Rye Street, Bishop's Stortford,  
Hertfordshire, CM23 2HA

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Asking Price: £400,000  
Freehold



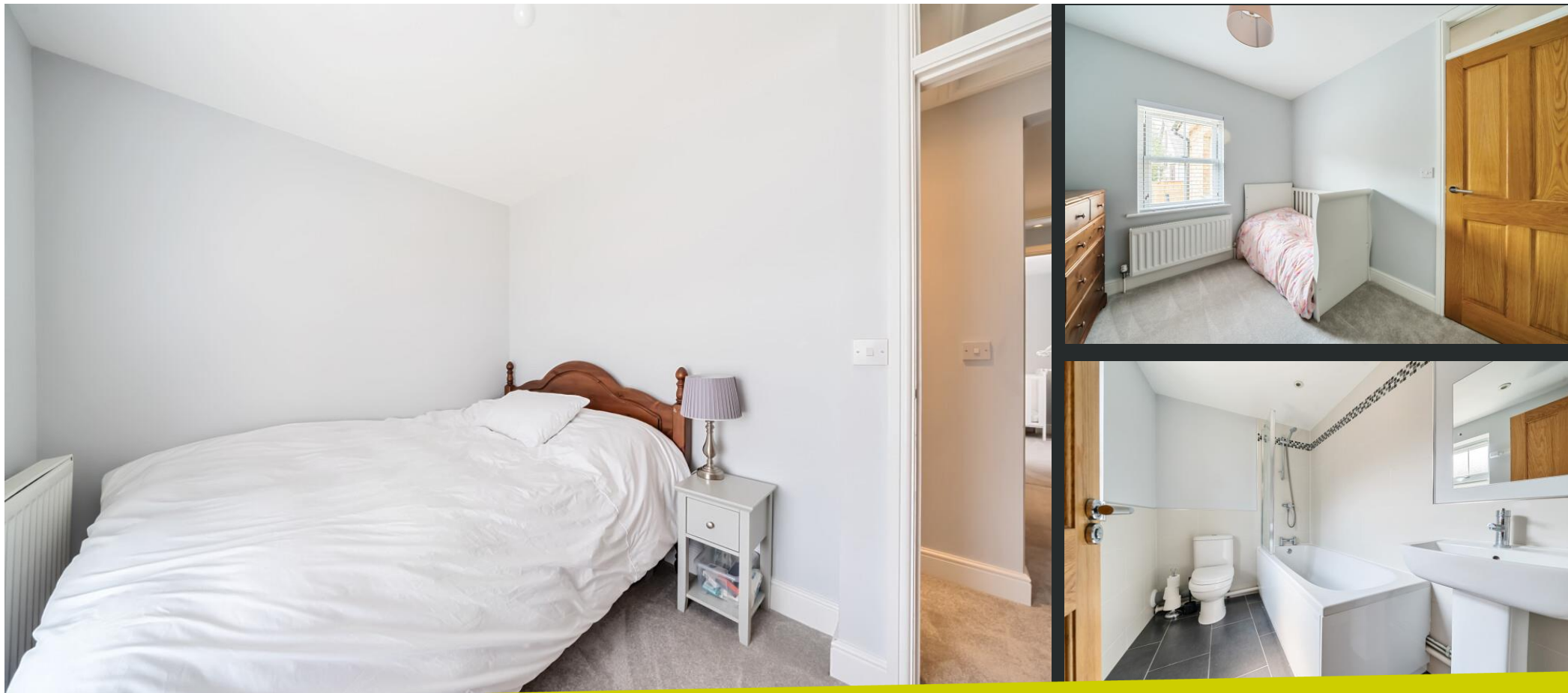
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A well-presented three bedroom, semi-detached house situated in a popular location within easy walking distance of the town centre and mainline train station. The property has undergone some recent renovation including a refitted bathroom, new carpeting and redecoration throughout. The accommodation comprises living room, modern fitted kitchen, dining room, ground floor family bathroom and three bedrooms. The property also benefits from gas central heating, a courtyard garden to the rear and a garden plus driveway parking to the front.

Offered with no onward chain.

Council Tax Band D. EPC Band D.



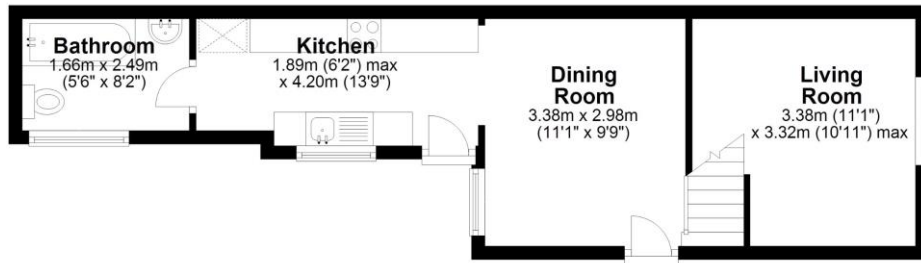
3 Bedroom Semi Detached Property  
Refitted Ground Floor Bathroom  
2 Receptions  
Rear Courtyard Garden  
Driveway Parking & Garden to Front  
Potential Rental Income £1500 PCM  
Council Tax Band D  
EPC Band D

#### ADDITIONAL INFORMATION

Bishop's Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town provides reputable primary and secondary schooling, a variety of shops, both high street names and long established independents, regular market days, leisure facilities and a good choice of cafes, bars and restaurants.

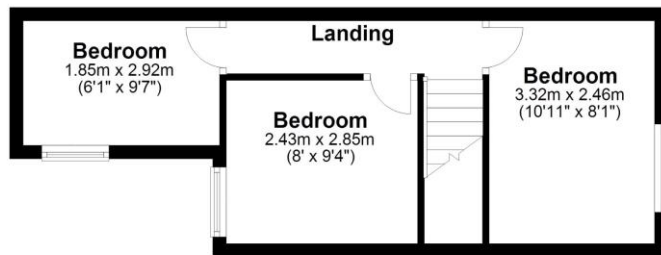
### Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



### First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



- Dining Room** 11'1" x 9'9" (3.38m x 2.97m)
- Living Room** 11'1" x 10'11" (3.38m x 3.33m)
- Kitchen** 13'9" x 6'2" (4.2m x 1.88m)
- Bathroom** 8'2" x 5'6" (2.5m x 1.68m)
- Bedroom** 10'11" x 8'1" (3.33m x 2.46m)
- Bedroom** 9'4" x 8' (2.84m x 2.44m)
- Bedroom** 9'7" x 6'1" (2.92m x 1.85m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

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### FOR MORE DETAILS CONTACT

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

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