



Plot 39, The Trusdale, Coopers Grange, Patmore Close,
Bishop's Stortford, Hertfordshire, CM23 2PY

Asking Price: £585,000
Freehold



Intercountry
Estate and Letting Agents

Kitchen/Dining Room 20' x 11'9" (6.1m x 3.58m)

Living Room 20' x 11'4" (6.1m x 3.45m)

Bedroom 12'4" x 11'7" (3.76m x 3.53m)

Bedroom 11'11" x 9'9" (3.63m x 2.97m)

Bedroom 10' x 8'4" (3.05m x 2.54m)

Bedroom 11'7" x 7'5" (3.53m x 2.26m)

Growing families will feel right at home in the spacious Trusdale with its practical ground floor layout and generous living space, its four bedrooms and practical ground floor layout.

Located just minutes from the popular market town of Bishop's Stortford, Coopers Grange is a newly launched community of high quality homes, with excellent transport links and local amenities nearby.

At Coopers Grange we have a range of 2, 3, 4 & 5 bedroom homes, with flexible living space that's perfect for modern lifestyles. The homes on this development are designed with a range of finishes to blend perfectly into the local area.

The development is ideally located for travel or commuting to a variety of locations, whether this be via road using the A120 or M11, or by train using Bishop's Stortford train station, linking directly into London, or even via air, with Stansted Airport approximately 16 minutes away by car. Coopers Grange is the perfect place to be.

4 Bedroom Semi Detached Property

Kitchen/Dining Room

Living Room

En-Suite & Bathroom

Garage

2 Parking Spaces

Annual Service Charge £360.87

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 Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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