



3 Thorpe Road, Bishop's Stortford,
Hertfordshire, CM23 2YG

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Asking Price: £190,000
50% Shared Ownership
Leasehold



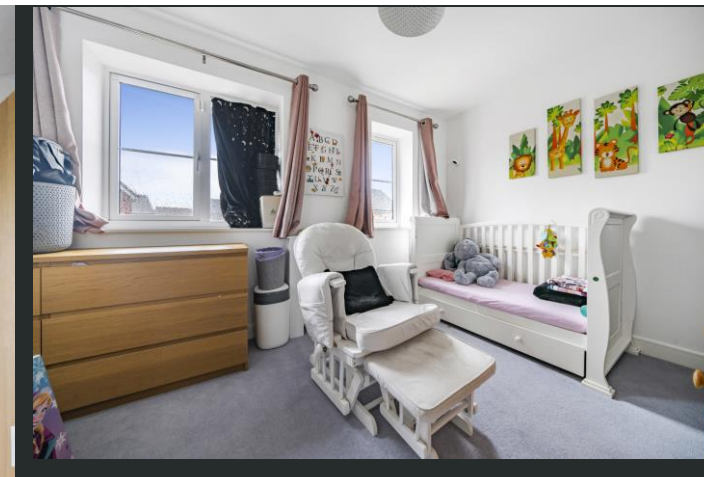
Intercounty
Estate and Letting Agents



We are pleased to offer a 50% share of this recently built, two bedroom, semi detached family home, with the option to buy up to 100% if desired. Internal accommodation comprises entrance hallway with large storage cupboard and cloakroom, open plan lounge/dining room and luxury fitted kitchen with door to the rear garden. On the first floor there are two bedrooms and a family bathroom. Externally there is an enclosed rear and side garden with a garden shed, whilst to the front is an open plan garden and two allocated parking spaces.

The property is leasehold with 120 years remaining on the lease. The annual service charge is £434.04 with zero ground rent. The rental for 50% share not owned is £574.80 per month.

EPC Band B. Council Tax Band C.



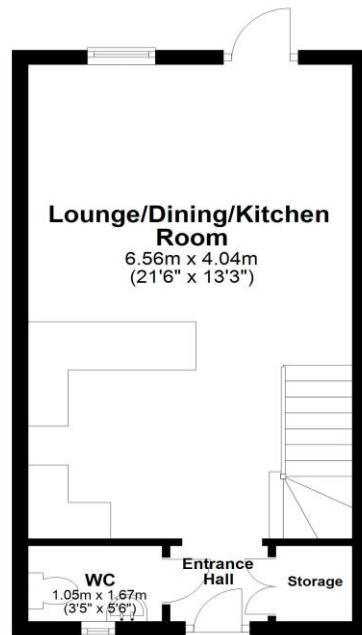
50% Shared Ownership
(Up to 100% Ownership Available)
2 Bedrooms
Garden
Allocated Parking for 2 Cars
EPC Band B
Council Tax Band C

ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.6 sq. feet)

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

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

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