



17 Southmill Road, Bishop's Stortford,
Hertfordshire, CM23 3FR

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Offers Over: £560,000
Freehold

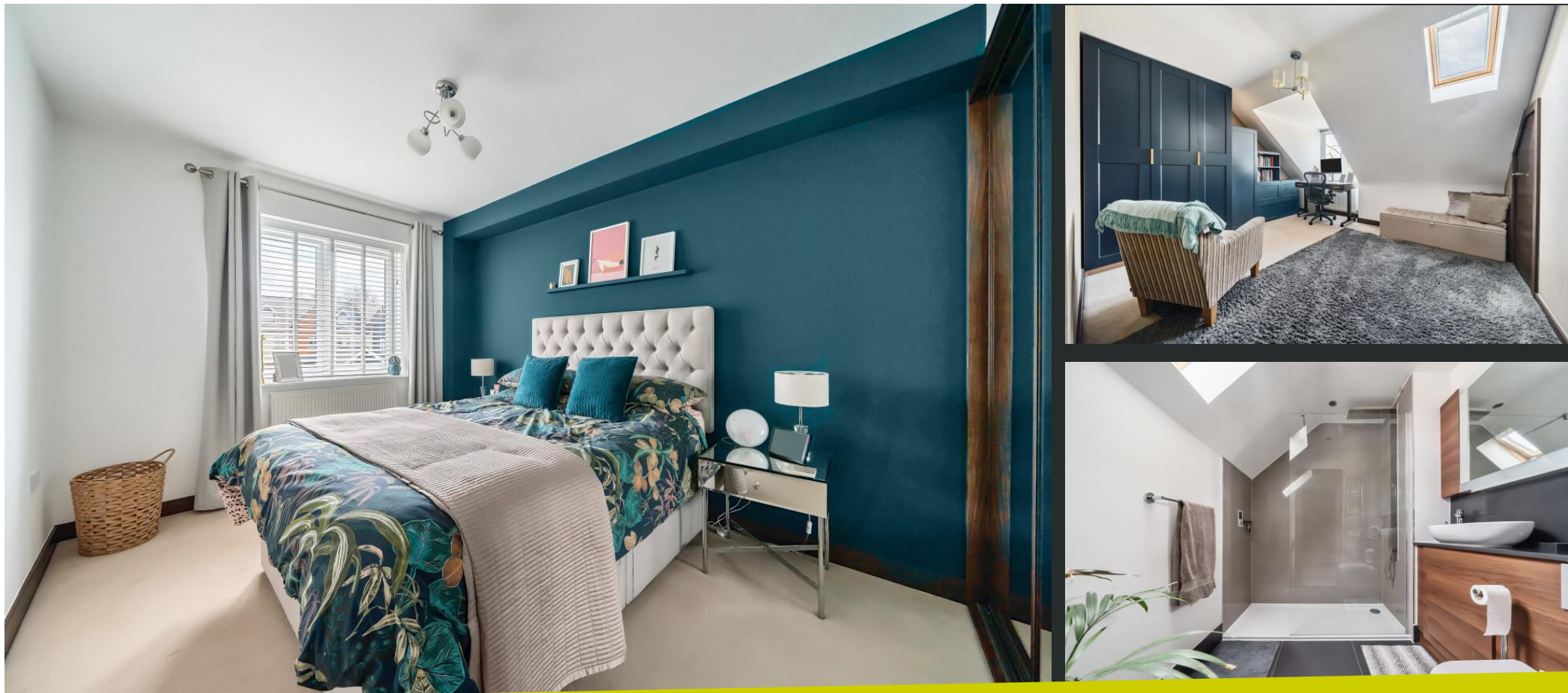


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Estate and Letting Agents



A four bedroom semi detached townhouse in a popular location, close to the town centre and train station. Internal accommodation is well-presented throughout and comprises kitchen/dining room, lounge overlooking the garden, plus a ground floor WC. On the first floor there are three bedrooms and a family bathroom, whilst on the top floor is the principal bedroom suite, with a dressing area and ensuite. Externally there is an enclosed rear garden with a patio. To the front is driveway parking for four vehicles.

EPC Band B. Council Tax Band E.



4 Bedroom Semi Detached Property
Driveway Parking
Rear Garden
Close to Station & Town Centre
Well Presented Throughout
EPC Band B & Council Tax Band E

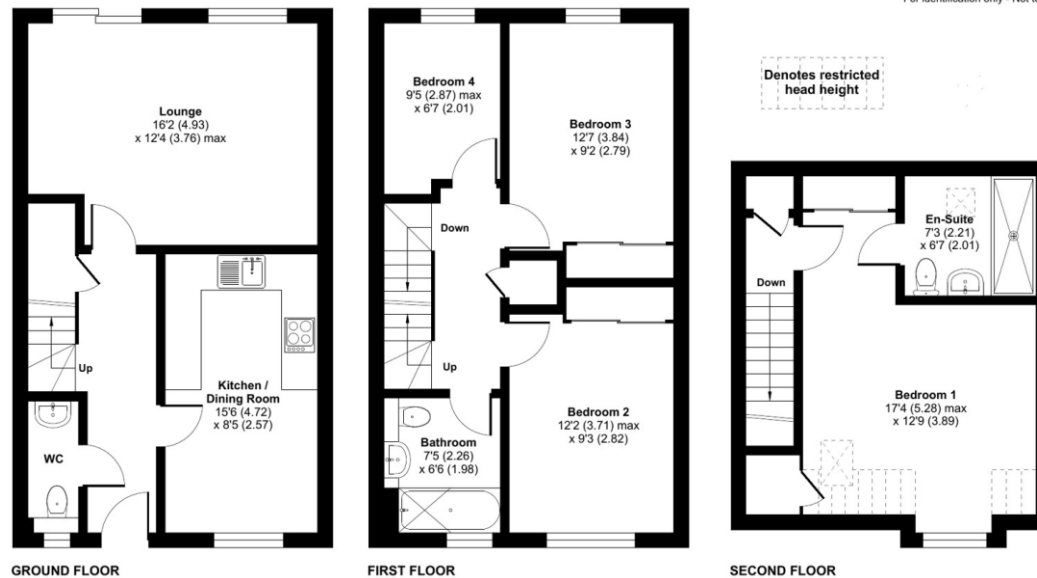
ADDITIONAL INFORMATION

Service charges are due 1st Apr and 1st Oct each year.
Fees for the last two years: Oct 23 - £129.73, Apr 23 -
£138.27, Oct 22 - £138.27, Apr 22 - £149.47.

Service charges can differ year on year depending on
historic expenditure and estimated future expenditure
for the forthcoming period.

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Approximate Area = 1195 sq ft / 111 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Total = 1225 sq ft / 113.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © vitchercom 2024. Produced for Intercountry Estate Agents. REF: 1108602



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.

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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