



9 Bryan Road, Bishop's Stortford,
Hertfordshire, CM23 2HR

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Asking Price: £300,000
Leasehold



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A well-presented, two-bedroom maisonette in a convenient location within walking distance of the town centre and only a 15-minute walk to the train station. The property also benefits from easy access to bus stops servicing the local area. Internal accommodation comprises a good-sized lounge/dining room, kitchen, two bedrooms and a bathroom.

Externally the property benefits from generous outside space, including a large private garden, allocated parking space and garage.

The property is leasehold with 120 years remaining on the lease. The annual ground rent is £150 and no service charge is payable.

Council Tax Band C. EPC Band C.



2 Bedroom Maisonette
Private Garden
Parking & Garage
Walk to Town & Train Station
Potential Rental Income £1400 PCM
Council Tax Band C & EPC 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.

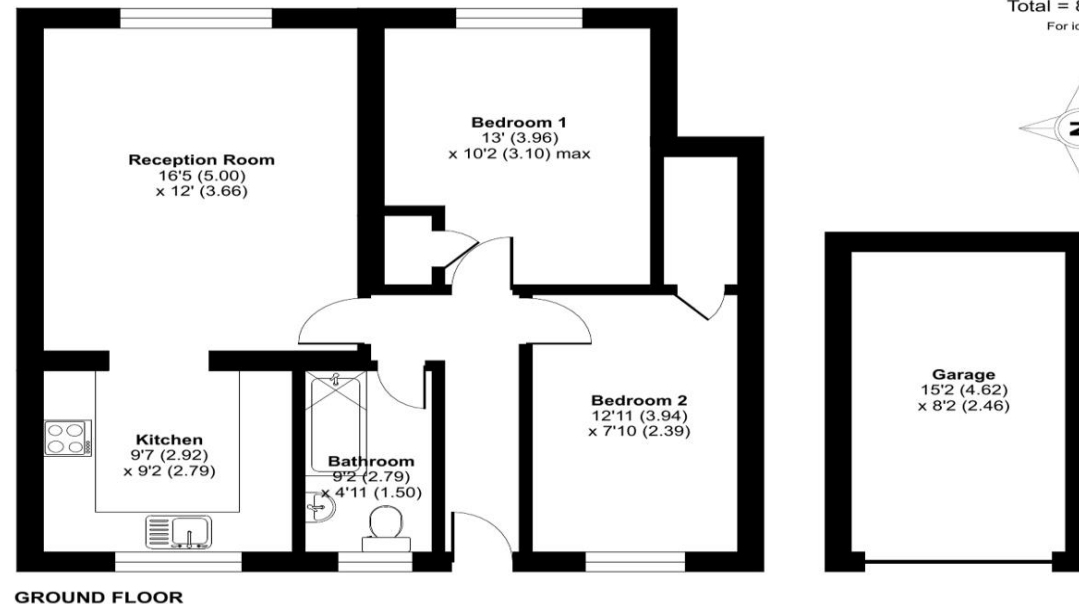
Bryan Road, CM23

Approximate Area = 679 sq ft / 63.1 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 803 sq ft / 74.6 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). © nichecom 2024. Produced for Intercounty Estate Agents. REF: 1112523



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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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