



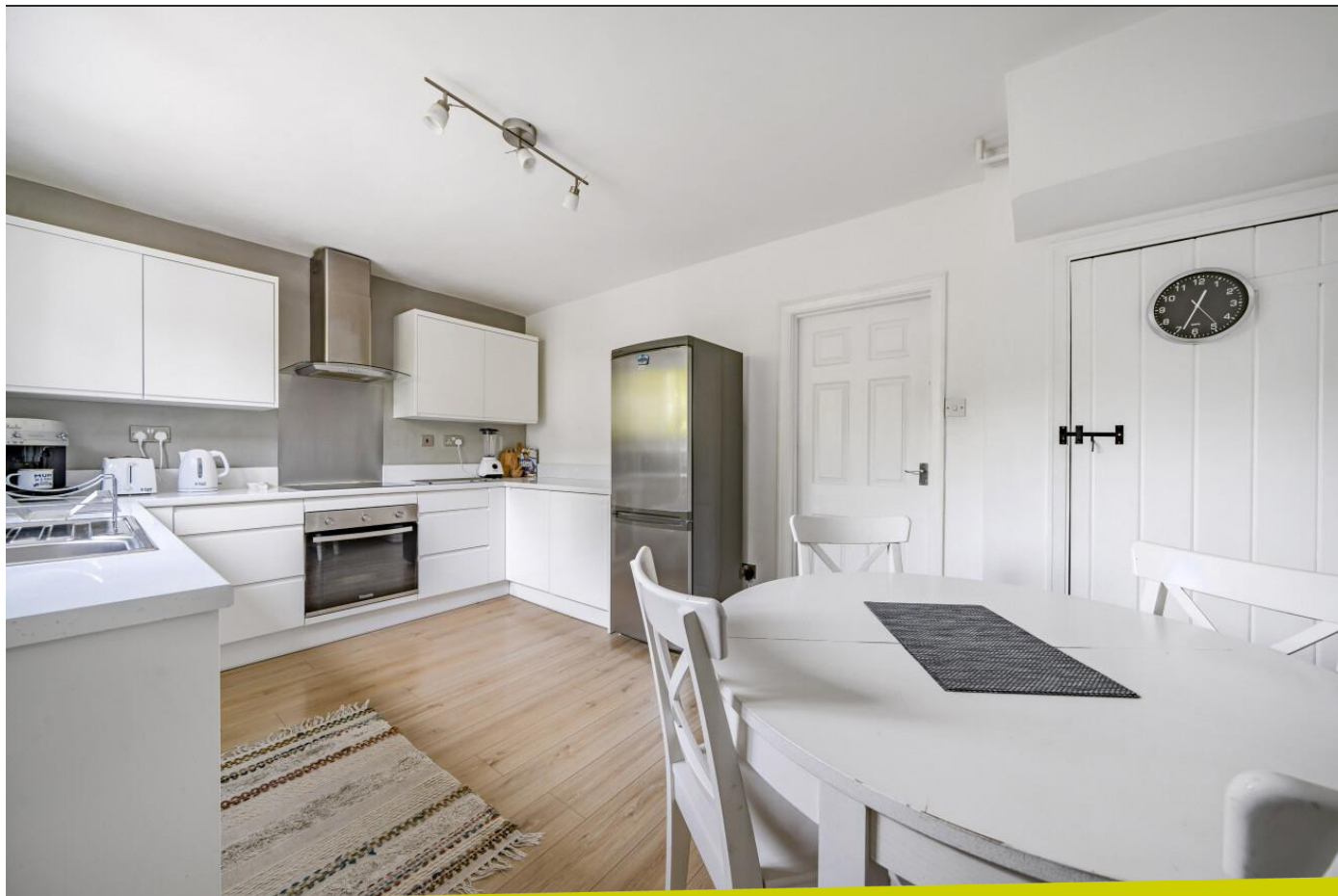
28 Scott Road, Bishop's Stortford,  
Hertfordshire, CM23 3QH

[www.intercounty.co.uk](http://www.intercounty.co.uk)

Asking Price: £380,000  
Freehold



**Intercounty**  
Estate and Letting Agents



A well-presented and modernised, two double bedroom, mid-terraced property, ideally located within walking distance of the town centre and train station.

Internal accommodation comprises living room and separate kitchen/dining room. This leads through to a utility space at the rear of the property. On the first floor there are two double bedrooms and a bathroom. Externally there is a front garden, whilst to the rear is a good size garden, leading to an enclosed parking area.

Council Tax Band C and EPC Band D.





Modernised Mid Terrace Property  
2 Double Bedrooms  
Garden  
Parking  
Potential Rental Income £1450 PCM  
Walk to Station  
Council Tax Band C and EPC Band D

#### ADDITIONAL INFORMATION

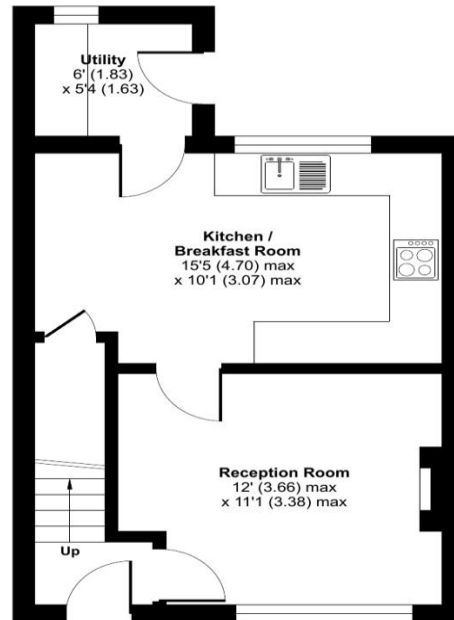
Bishop's Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town provides reputable primary and secondary schooling, a variety of shops, both high street names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



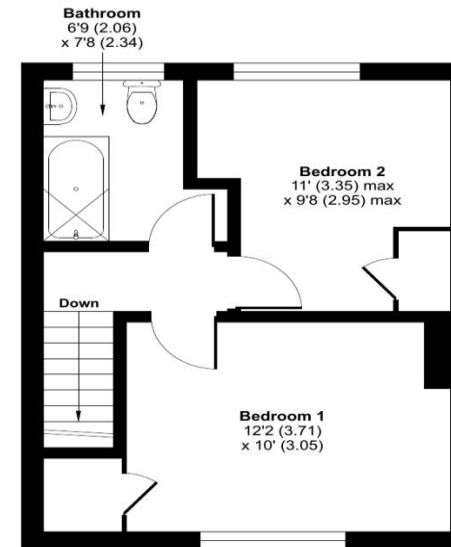
## Scott Road, Hertfordshire, CM23

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Intercountry Estate Agents. REF: 1117381



**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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