



Hither Farm House, Thorley Street, Thorley,
Bishop's Stortford, Hertfordshire, CM23 4AJ

Guide Price: £400,000
Freehold

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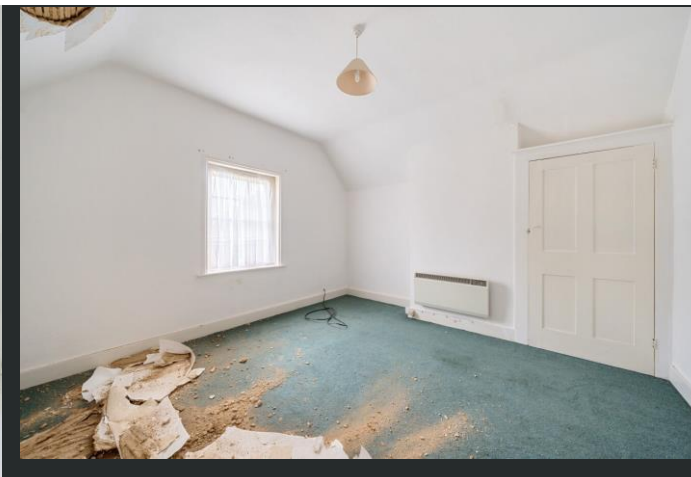


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A rarely available opportunity to acquire this end of terrace, three bedroom character cottage, with attached commercial property/annexe, which was historically a vets practice. The property is now in need of refurbishment throughout and offers tremendous potential to extend (STPP and change of use for the commercial area). Internal accommodation for the house comprises entrance hallway with large storeroom, three reception rooms and kitchen, whilst on the first floor there are three bedrooms and a bathroom. The adjoining annexe/commercial area is presently divided into four separate parts with a connecting hallway. This area has a commercial licence but would require extensive renovation to be usable. Externally there are generous gardens to the front, side and rear, with a large, detached shed plus off street parking to the side. The property is situated within walking distance of the town centre and train station and is offered with vacant possession and no onward chain. Residential borrowing is currently restricted on this property so would be offered to cash buyers or with a commercial mortgage.

Council Tax Band G. EPC Band G.



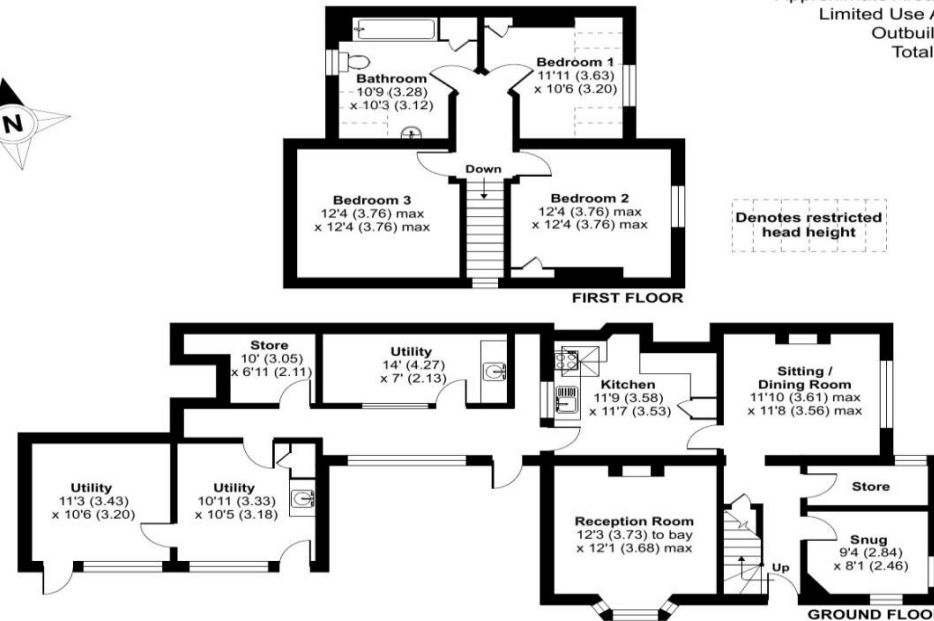
3 Bedroom End of Terrace Property
Attached Commercial Annexe
3 Receptions
Potential to Extend and Change Use (STPP)
Gardens
Off Street Parking
No Chain
Cash Buyers or Commercial Mortgage
Council Tax Band G & EPC Band G

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.

Thorley Street, Thorley, Bishop's Stortford, CM23

Approximate Area = 1232 sq ft / 114.4 sq m
Limited Use Area(s) = 43 sq ft / 4 sq m
Outbuilding = 528 sq ft / 49 sq m
Total = 1803 sq ft / 167.5 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: 1117037



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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