

PESTELL & CO

ESTATE AGENTS

GUIDE PRICE - £400,000
8 LINDSEY CLOSE,
BISHOPS STORTFORD, HERTS.



NO ONWARD CHAIN

8 Lindsey Close: A detached, 2 bedroom bungalow located in the sought after North West side of town on a quiet cul-de-sac. The spacious accommodation comprises entrance hallway, living room, kitchen, large garden room, sun room, 2 double bedrooms and bathroom. The properties real selling point is the stunning rear garden. Landscaped and beautifully maintained it offers a paved spaced backing onto a raised beds and borders offering spectacular views over the valley. Garage and spacious driveway to the front. All within walking distance of the town and station.

29b North Street, Bishop's Stortford, Herts, CM23 2LD

www.pestell.co.uk T: 01279 656400

Double glazed, double opening doors lead into a tiled porch way, with further door and side light window into:

ENTRANCE HALLWAY:

Carpeted, wall mounted radiator, loft hatch, ceiling light point and door into:

LOUNGE - 14'2 x 12'1 (4.32m x 3.68m)

Carpeted, double glazed window to front, central fireplace with gas fire, wall mounted radiator and coving to ceiling and inset down lighters. Double opening doors into:

SUN ROOM - 11'2 x 5' (3.40m x 1.52m)

Tiled flooring, double glazed windows to 2 aspects and double glazed door to a third aspect and ceiling light point.



Living Room

Sun Room



OUTSIDE:

A truly stunning rear garden. Landscaped and beautifully maintained, off the property is a large paved area, which includes raised and covered barbeque and pond space. From there, the garden raises up over multiple levels incorporating established beds, fruit trees, shrubs and various, pergolas, steps and pathways winding through it all.

Nearing the top of the garden is a large **LOG CABIN** with light and power offering fantastic views over the valley, ideal for relaxing over summers days. Ample lighting and taps around the garden. Useful side space and gated access to the front

SINGLE GARAGE 18' (5.49m) in length - with remote control, electric roll door and door into:

Large workshop - 23'6 x 9' (7.16m x 2.74m)

Set over 3 sections, with ample storage, work tops, light and power. Plus windows and door back to the rear garden.

Private driveway to the front for 6 vehicles. Further landscaped plant and shrub beds.



Ground Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Energy Performance Certificate



8, Lindsey Close, BISHOP'S STORTFORD, CM23 2TB

Dwelling type: Detached bungalow
Date of assessment: 29 April 2015
Date of certificate: 29 April 2015
Reference number: 0631-2851-7249-9625-7415
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 m²

Use this document to:

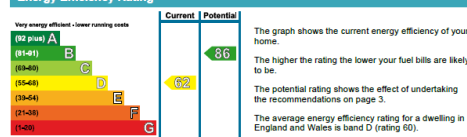
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,340
Over 3 years you could save	£759

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£156 over 3 years	£120 over 3 years	
Heating	£1,818 over 3 years	£1,236 over 3 years	
Hot Water	£366 over 3 years	£225 over 3 years	
Totals	£2,340	£1,581	You could save £759 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£402	
2 Floor insulation (solid floor)	£4,000 - £6,000	£189	
3 Low energy lighting for all fixed outlets	£10	£30	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Local Authority: East Herts District Council
Postal Code: CM23 2TB
Council Tax Band: 'E'

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

VIEWINGS: Telephone our offices, which are open 7 days a week,
Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 4.30pm
and Sunday's 10.00am to 1.00pm.



£400,000 - 8 Lindsey Close, Bishops Stortford, Herts.

KITCHEN - 10' x 9'10 (3.05m x 3.00m)

Vinyl flooring, a range of eye and base level units, complimentary work surface and inset stainless steel sink and drainer unit. Built-in oven, 4 ring gas hob and complimentary extraction hood over, integral fridge/freezer and space for washing machine. Dual aspect, double glazed windows, wall mounted boiler (2 years old) and radiator, splash back tiles and ceiling light point. Door into:

GARDEN ROOM - 13'1 x 10'2 (3.99m x 3.10m)

Tiled flooring, double glazed windows to surround and door to rear garden, 2 wall mounted radiators and ceiling light point.



Kitchen

Garden Room



MASTER BEDROOM - 12'1 x 10'1 (3.68m x 3.07m)

Carpeted, double glazed window to rear, a built in bank of wardrobes, wall mounted radiator, coving to ceiling and ceiling light point.

BEDROOM 2 - 10'3 x 10' (3.12m x 3.04m)

Carpeted, double glazed window to front, wall mounted radiator, coving to ceiling and ceiling light point.

BATHROOM:

Vinyl flooring, panel bath with shower attachment, shower cubicle, low flush w.c., pedestal wash hand basin, double glazed, opaque window to rear, storage cupboard, wall mounted radiator, tiled surround and ceiling light point.



Master Bedroom



Bedroom 2