

PESTELL & CO

ESTATE AGENTS

OFFERS IN THE REGION OF - £319,995
135 NORTHOLT AVENUE,
BISHOP'S STORTFORD, HERTS.



135 Northolt Avenue: A recently redecorated and improved 3 bedroom, terraced family home. Located in a popular area, the accommodation comprises of new entrance porch, hallway, lounge/diner, refurbished kitchen/breakfast room, ground floor cloakroom, 3 bedrooms and brand new family bathroom. Externally is a South/West facing rear garden, plus frontage and parking spaces. Pleasantly situated adjacent to the Birchanger Wood and all a short walk to local schooling and amenities. The property also benefits from planning permission for a single storey extension to the front, plans are available.

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

www.pestell.co.uk T: 01279 656400

New entrance porch with double glazed door and window, solid oak wood flooring, wall light and door into:

ENTRANCE HALLWAY:

Carpeted, wall mounted radiator, under stairs storage/office space, carpeted/oak staircase leading to first floor accommodation, ceiling light point and door leading to:

GROUND FLOOR CLOAKROOM:

Vinyl flooring, low flush w.c., wash basin with cupboard under, double glazed, opaque to front, half tiled walls, wall mounted radiator and ceiling light point.

LOUNGE/DINER - 16' x 15'1 (4.87m x 4.60m)

Carpeted, double glazed sliding doors, plus further glazed door with side window to rear garden, storage cupboard, wall mounted radiator, coving to ceiling and 2 ceiling light points.



OUTSIDE:

To the rear is a small patio area which runs across the back of the property and paved pathway to the top of the garden. The remainder of this South/West facing garden is mainly laid to lawn with plant and shrub borders. Storage shed (with power), security light and gated rear access. The property is situated next to Birchanger Wood.

Garden space to the front of the house and path to front door.

Parking available in adjacent parking bays.



Local Authority: East Herts District Council
Postal Code: CM23 5DS
Council Tax Band: 'C'



Energy Performance Certificate

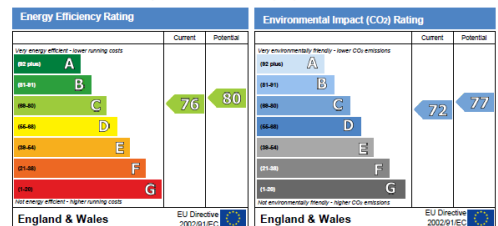


135, Northolt Avenue,
BISHOP'S STORTFORD, CM23 5DS

Dwelling type: Mid-terrace house
Date of assessment: 23 March 2009
Date of certificate: 25 March 2009
Reference number: 8705-8675-3920-8626-5713

Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	193 kWh/m ² per year	159 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.1 tonnes per year
Lighting	£50 per year	£38 per year
Heating	£317 per year	£277 per year
Hot water	£136 per year	£118 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingfirst.org.uk/myhouse

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.



KITCHEN - 11'9 x 10'2 max (3.58m x 3.10m)

Vinyl flooring, a range of eye and base level units with complementary work surface and stainless steel sink and drainer unit. Space for oven with extraction fan over, space for dishwasher, fridge/freezer and washing machine. Double glazed window to front, wall mounted radiator, part tiled surround and ceiling light point.



LANDING AREA:

Carpeted, airing cupboard (housing 'Combi' boiler), access to loft (part boarded, light, ladder) ceiling light point and doors to:

MASTER BEDROOM - 15'3 (from wardrobe front) x 10'6 (4.66m x 3.20m)

Carpeted, double glazed window overlooking rear garden, walk in double wardrobes, wall mounted radiator, coving to ceiling and 2 ceiling light points.

BEDROOM 2 - 9'5 x 8'7 (2.86m x 2.62m)

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

BEDROOM 3 - 9 x 6'8 (2.74m x 2.06m)

Carpeted, double glazed window to rear, built in cupboard, wall mounted radiator, coving to ceiling and ceiling light point.

FAMILY BATHROOM:

Vinyl flooring, inset bath with shower attachment, low flush w.c., wash basin with vanity unit. Double glazed, opaque window to front, heated towel rail, 3/4 tiled walls and ceiling light point.

