



PESTELL & Co  
ESTABLISHED 1991



18 KINGFISHER WAY, BISHOPS STORTFORD, HERTS.

NO ONWARD CHAIN

GUIDE PRICE - £260,000

*A 2 bedroom, split level maisonette, ideally centrally located a short walk to the mainline train station and town centre on a quiet cul-de-sac. The property has its own front door with stairs up to the first floor which comprises of fitted kitchen and generous lounge/diner, then further stairs lead to the second floor with a landing space, 2 double bedrooms and fitted bathroom. The property offers the added benefit of a garage en-bloc and permit parking is available.*

Private opaque glazed front door into:

#### ENTRANCE HALLWAY:

Wood effect laminate flooring, window to side and carpeted stairs to first floor:

Landing - carpeted, wall mounted radiator, ceiling light point and door into:

#### KITCHEN - 11'8 x 9'4 (3.59m x 2.86m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink with drainer unit. Built in oven with four ring gas hob and extraction fan over, integral fridge, freezer, dishwasher and washing machine. Window to front, wall mounted radiator and boiler and ceiling light point.

#### LOUNGE/DINER - 15'6 x 12'8 (4.75m x 3.90m)

Carpeted, window to rear, two wall mounted radiators, under stair storage cupboard and two ceiling light points.



Carpeted stairs to second floor landing, ceiling light point, loft access (ladder, part boarded), over stairs storage cupboard and doors into:

**BEDROOM 1 - 12'8 x 9'2 (3.90m x 2.80m)**

Carpeted, window to front, built in double wardrobes, wall mounted radiator and spot lights.

**BEDROOM 2 - 12'8 x 7'11 (3.90m x 2.16m)**

Exposed wood flooring, window to rear, wall mounted radiator and ceiling light point.

**BATHROOM:**

Exposed wood flooring, inset bath with main shower over, low flush w.c., wash hand basin, splash back tiles, wall mounted radiator, extraction fan and ceiling light point.

**SINGLE GARAGE EN-BLOC - 'Up & Over door'. Permit parking available.**



FULL ADDRESS

18 Kingfisher Way, Bishops Stortford, Herts, CM23 2AZ

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX BAND

Band C

Lease Length -  
Ground Rent -  
No service charge

approx. 66 years  
£200 per year



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

**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.