



PESTELL & Co
ESTABLISHED 1991

63 Magnaville Road, Thorley Park, Bishops Stortford, Herts.

GUIDE PRICE - £299,995

A fantastic, two bedroom, first floor maisonette, located on the popular Thorley Park development. In excellent decorative order throughout and improved by the current owner, the property consists private front door and stairs leading up to an entrance landing (access to large loft space), living/dining room into a re-fitted kitchen, the two double bedrooms and bathroom. Externally there is communal garden space, allocated and casual parking spaces. All within walking distance of local schooling and amenities.

Part glazed, UPVC front door with opaque, sidelight window into:

ENTRANCE HALL:

Wood/carpet flooring, ceiling light point and carpeted stairs to first floor accommodation.

LANDING:

Carpeted, storage cupboard, radiator, loft access (light and ladder), ceiling light point and doors to:

Open Plan Living Space - 6.9m max x 4.56m max (22'7"max x 14'11" max)

LOUNGE/DINING ROOM :

Wood effect laminate flooring, window to rear, radiator, open into:

KITCHEN:

Tiled flooring, a range of eye and base level units with wooden work surface and Butler sink. Space with kitchen appliances. Window to side, wall mounted boiler, wall tiles and ceiling light point.



BEDROOM 1 - 4.45m max x 3.20m (14'7" max x 10'5")

Carpeted, window to front, radiator and ceiling light point.

BEDROOM 2 - 4.46m x 2.75m (14'7" x 9'0")

Carpeted, window to front, radiator and ceiling light point.

BATHROOM:

Vinyl flooring, panel bath with shower overhead and low level w.c. Opaque window to side, heated towel rail, airing cupboard, part tiled walls and ceiling light point.

Allocated parking space, plus ample visitors parking. Attractive communal gardens.

Agent Notes: Lease has 140 years remaining

Maintenance charge - £70 per month



FULL ADDRESS

LOCAL AUTHORITY

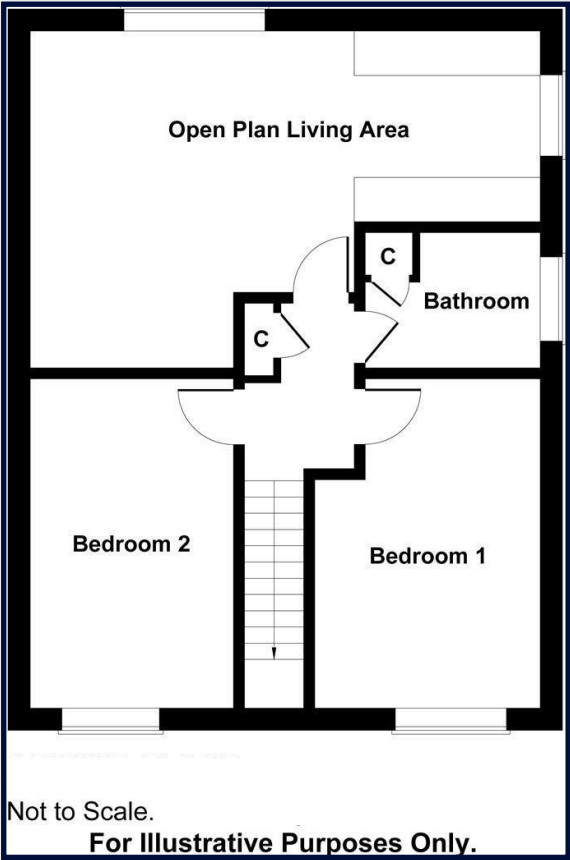
COUNCIL TAX BAND

63 Magnaville Road, Thorley Park, Bishops Stortford, Herts, CM23 4DW

East Herts Council, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

Band C

Space for EPC



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.