



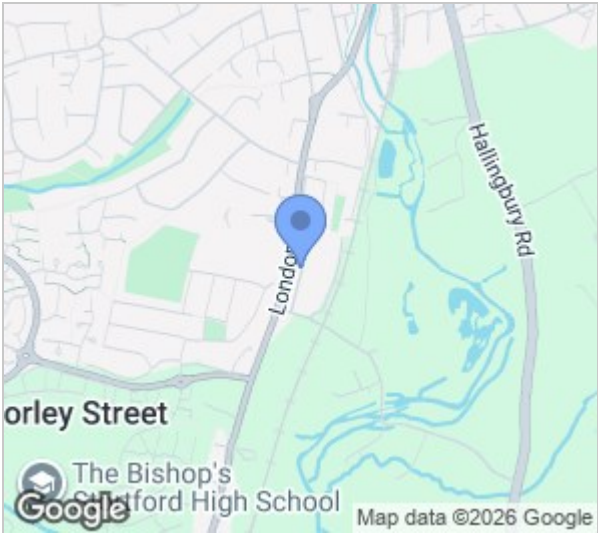
Proctors Way, Bishop's Stortford, CM23 3HE
Guide Price £400,000



Proctors Way, Bishop's Stortford, CM23 3HE

****Sold Prior To Marketing**** (Guide Price £400,000 - £425,000)

A three bedroom semi detached house with garage and driveway in need of some updating, located in the popular turning of Proctors Way, Bishops Stortford. The property comprises an entrance hall with downstairs WC leading to a lounge, dining area, kitchen with a range of fitted wall & base level units, breakfast area, landing, three well proportioned bedrooms and a bathroom with a white three piece-suite with a separate shower cubicle. Outside the rear garden is laid to lawn with a patio area. Chain Free.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.