



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

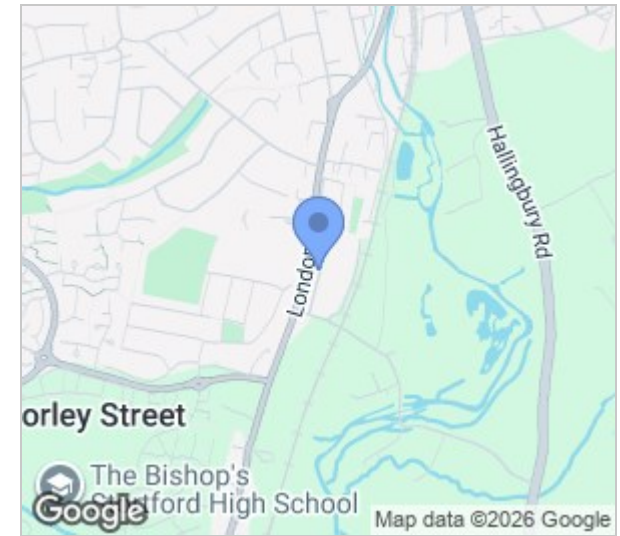
3 1 2 D

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 2, and a double garage icon with the letter D.

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.



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 TOTAL FLOOR AREA - 1087 sq. ft. (100.6 sq. m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee will be their respective suppliers only. Made with ePlans 2022



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	EU Directive 2002/91/EC	England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk