



69 Cannons Close
Bishops Stortford

PESTELL & CO
ESTATE & LETTING AGENTS

Guide Price - £450,000

3 Bedrooms, Semi-Detached

Chalet Bungalow

69 Cannons Close: A well proportioned 3 bedroom, semi-detached, chalet bungalow located in a quiet, sought after location. The attractive accommodation comprises entrance hallway, generous living room, kitchen/breakfast room, 2 ground floor bedrooms (one currently used as a dining room) and ground floor bathroom, whilst upstairs is the master bedroom and en-suite shower room. To the rear is a beautifully presented garden approximately 190ft. In length, offering numerous features, with a carport and private driveway to the front. Situated within walking distance of the town and mainline railway station.

Part glazed front door into:

Entrance Hall

Carpeted, services cupboard, alarm system control panel, wall mounted radiator, coving to ceiling and inset down lighters. Carpeted stairs to first floor accommodation and doors into:

Living Room - 21'10 x 12'5 (6.65m x 3.78m)

Carpeted, double glazed sliding doors to rear garden, feature fireplace with electric mock log burner, 2 wall mounted radiators, integrated speaker system, coving to ceiling, wall lights and ceiling light point.



Kitchen/Breakfast Room - 15'11 x 12'1 (4.85m x 3.68m)

Carpeted, a range of eye and base level units with complementary work surface, inset sink and drainer. Space for oven with extraction over, plus space for fridge/freezer, further low level fridge and freezer, washing machine and dishwasher. Double glazed window to and door to rear, storage cupboard, wall mounted radiator and boiler, splash back tiles and inset down lighters.



Dining Room/Bedroom 3 - 12'1 x 10'2 (3.68m x 3.09m)

Carpeted, double glazed, boxed bay window to front, large storage cupboard (functional with shelving, light and power), wall mounted radiator, coving to ceiling and ceiling light point.



Family Bathroom:

Fully tiled, panel bath with centred taps, low flush w.c., wash hand basin with cupboards under, double glazed, opaque window to side, heated towel rail, airing cupboard with 'mega flow system' and ceiling light point.

Bedroom 2 - 10'3 x 9'7 (3.86m x 2.92m)

Carpeted, double glazed window to front, double opening doors into cupboard, fitted wardrobes and units, wall mounted radiator, extraction vent, coving to ceiling and ceiling light point.



Carpeted staircase to first floor leads directly into a galleried bedroom:

Master Bedroom - 16'8 x 12' (5.08m x 3.66m)

Carpeted, double glazed window to rear, 2 fitted, double wardrobes, storage to the eaves, wall mounted radiator and ceiling light point. Door into:

En-Suite Room:

Vinyl flooring, shower cubicle, low flush w.c., pedestal wash hand basin, 'velux' window, heated towel rail, extraction fan and ceiling light point.

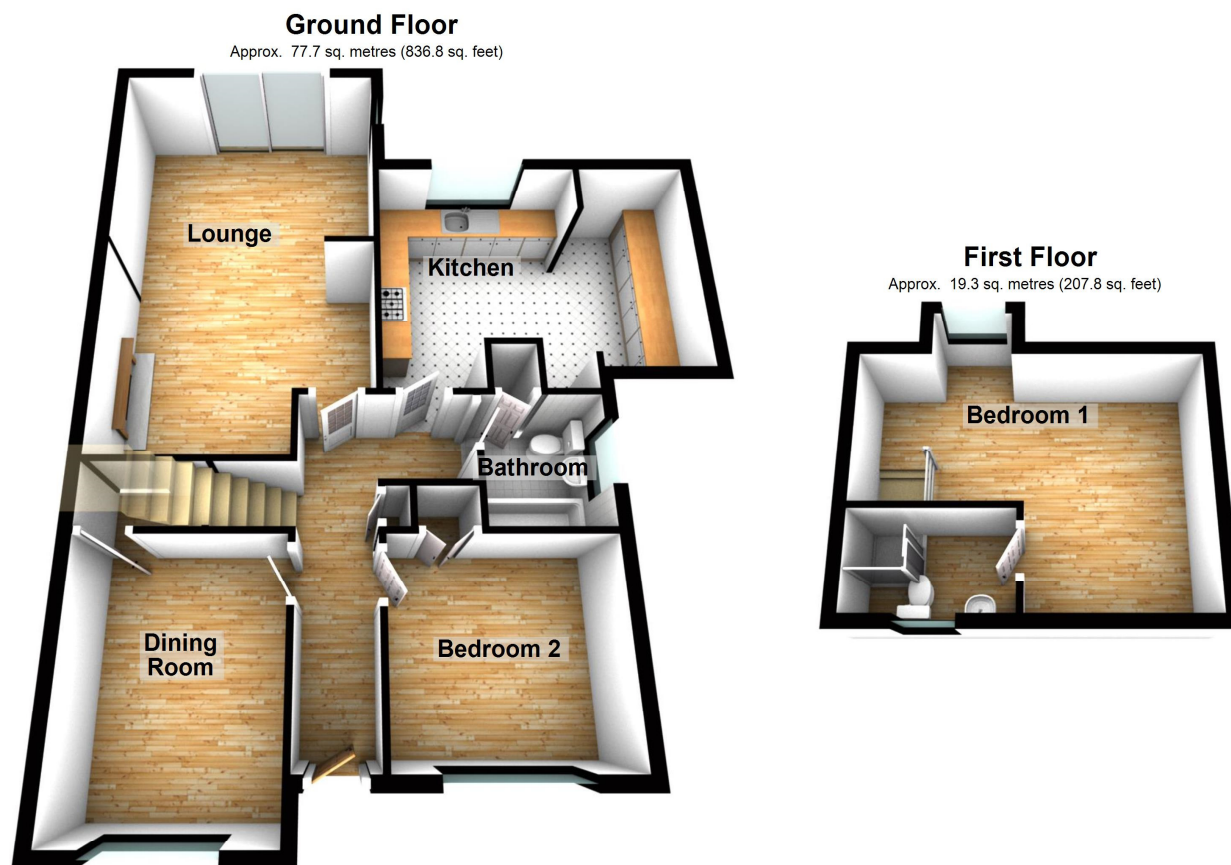


Outside:

To the rear is a very generous and private garden, approximately 190ft. in length. Beautifully presented and maintained by the current owners, with paved space off the back of the property and steps down to the remainder. This mature garden offers numerous features throughout the generous space from a decked seating area with pergola (offering power points), 2 storage sheds with light and power to the bottom of the garden, additional shed housing the mains power supply for the garden, green house and vegetable/flower plot. Outside lighting and tap, plus side access leading to:

Covered carport to the side of the property, plus a paved private driveway for 3 vehicles to the front. Further lawn space and beds.





Total area: approx. 97.0 sq. metres (1044.6 sq. feet)

Energy Performance Certificate

69, Cannons Close, BISHOP'S STORTFORD, CM23 2BH

Dwelling type:	Semi-detached house	Reference number:	9668-3016-7266-2393-5970
Date of assessment:	16 June 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 June 2017	Total floor area:	97 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,261
Over 3 years you could save	£ 282

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 207 over 3 years	
Heating	£ 2,604 over 3 years	£ 2,514 over 3 years	
Hot Water	£ 399 over 3 years	£ 258 over 3 years	
Totals	£ 3,261	£ 2,979	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

Current	Potential
60	73

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105	✓
2 Low energy lighting for all fixed outlets	£ 10	£ 45	✓
3 Solar water heating	£4,000 - £6,000	£ 132	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

£450,000 - 69 Cannons Close, Bishops Stortford, Herts

GENERAL REMARK &
STIPULATIONS

FULL ADDRESS

69 Cannons Close, Bishops Stortford, Herts, CM23 2BH

SERVICES

Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford SG13 8EQ

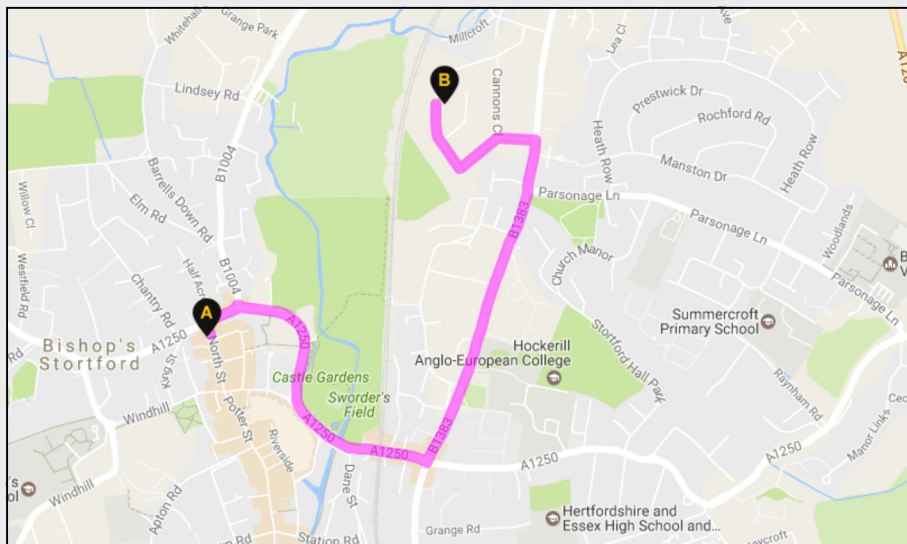
COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



Tele-
phone

OFFICE OPENING TIMES

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.

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.

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