



# PM ESTATES

Property Sales & Lettings



## The Shearers

Bishops Stortford, Hertfordshire, CM23 4AZ

£1,950.00<sub>pcm</sub>

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## Overview

- Highly sought-after location
- 4 large double bedrooms
- Boasts 3 reception areas
- En-suite shower room
- Family size bathroom
- Large and open plan living area
- Fully fitted kitchen
- Private garage with electric doors
- Downstairs WC
- Offered unfurnished
- Energy rating C
- Council Tax band F



## Description

This stunning 4/5 bedroom terraced house is located within the desirable St Michaels Mead area of Bishops Stortford. The house is immaculately presented throughout offering a high spec, fully fitted kitchen including white goods. This luxury property also benefits from a spacious dining room, large open plan lounge and also boasts a third reception area.

The property breathes a light, airy ambience throughout and this is further highlighted by the abundance of natural light which fills each of the rooms.

Upstairs on the first floor there is a large family size bathroom and three generous size bedrooms, the top floor comprises of an extremely large bedroom with an accompanying en-suite shower and a fifth bedroom that has previously been used as a study. The property also benefits from a downstairs WC, allocated parking and garage with electric doors. This property is offered un-furnished.

St Michaels Mead is conveniently placed equidistant between the Thorley Neighborhood Centre and Bishops Park Retail Centre. Both of these sites offer doctors facilities as well as large Supermarkets. The development is a 7-minute drive to the highly regarded Manor Fields Primary School and a 6-minute drive to The Bishops Stortford High School.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	69	76	(69-80) <b>C</b>
(55-68) <b>D</b>			(59-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England&Wales	EU Directive 2002/91/EC		England&Wales
			EU Directive 2002/91/EC



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