



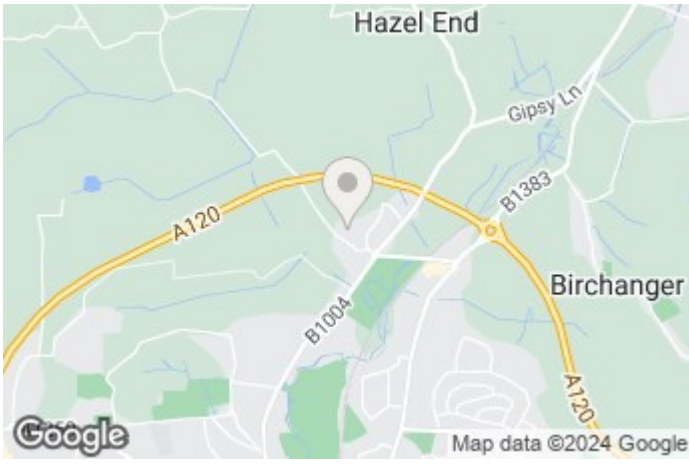
## 23 Kitchener Road, Bishop's Stortford, CM23 1EN

- AVAILABLE NOW!
- DRIVEWAY PARKING
- TWO DOUBLE BEDROOMS
- TASTEFULLY DECORATED

AVAILABLE NOW! Lanes are pleased to introduce this UNFURNISHED, TWO DOUBLE BEDROOM, SEMI-DETACHED home which is situated in the sought-after St Michaels Hurst development, and has been completed to a high specification. Being perfectly positioned just 1.5 miles from the town centre, boasting an array of amenities including Bishops Stortford Train station (providing direct services into Stansted Airport, Cambridge, and London Liverpool Street), easy road network links to the A120 & M11, as well as the benefit of numerous bars, and restaurants for your leisure.

The property benefits from being SPACIOUS & MODERN throughout, DRIVEWAY PARKING for two cars, FOUR-PEICE BATHROOM SUITE, downstairs W/C, integrated kitchen appliances, easy to maintain garden, fitted wardrobes to bedroom two, gas central heating, double glazing, and much more.

£1,600



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	83	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

