

FOR SALE

£241,500 Leasehold



Sander Close, Stotfold, Hitchin, Bedfordshire. SG5 4SZ

- SEMI-DETACHED
- DRIVEWAY
- TWO DOUBLE BEDROOMS
- DOWN STAIRS W/C
- FITTED KITCHEN
- STOTFOLD AREA
- SOUTH FACING GARDEN
- SHARED OWNERSHIP



PROPERTY DESCRIPTION

Finished to a beautiful standard, this two-bedroom semi-detached family home is located in a quiet cul-de-sac of the "Four Mills" in Sander close with a large driveway.

The property comprises; Entrance hall, downstairs w/c, kitchen, lounge, two double bedrooms and three-piece bathroom. To the side a driveway allows parking for two cars and the rear garden is low maintenance with side access.

Sander Close is situated in a cul-de-sac position, close to lots of local amenities including:

Esso Garage 0.2 Miles

Larksfield Surgery 0.3 Miles

Stotfold football club 0.3 Miles

Etonbury Academy 0.4 Miles

Pix Brook Academy 0.5 Miles

Co - op 1.0 Mile



ROOM DESCRIPTIONS

ENTRANCE HALL

Doors to all ground floor rooms. Stairs to the first floor with storage underneath.

LOUNGE

4.37m x 4.54m (14' 4" x 14' 11")

'L' shaped lounge with French doors opening to the rear garden and window to the rear aspect. Radiator.

KITCHEN

3.39m x 2.29m (11' 1" x 7' 6")

Fitted kitchen with a range of wall and base units with worksurface above. Oven and gas hob, integrated dishwasher and fridge/freezer. Space for washing machine. Window to the front aspect.

W/C

Close coupled w/c, wash hand basin and radiator.

FIRST FLOOR

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Doors to all rooms. Two storage cupboards.

MASTER BEDROOM

4.37m x 3.25m (14' 4" x 10' 8")

Double bedroom with two windows to the front aspect. Radiator.

BEDROOM TWO

4.37m x 2.55m (14' 4" x 8' 4")

Bedroom with window to the rear aspect. Radiator.

BATHROOM

2.15m x 2.0m (7' 1" x 6' 7")

Side panel bath with mixer taps and shower over, glass shower screen, tiled to splash areas. Wash hand basin and close coupled w/c.

EXTERIOR

DRIVE WAY

REAR GARDEN

Patio leading to a lawn area. Space for shed. Gated access to the front.

AGENTS NOTES

We have been informed this property is being sold as a Shared ownership
70% has a fee of £261.61 being payable per month.

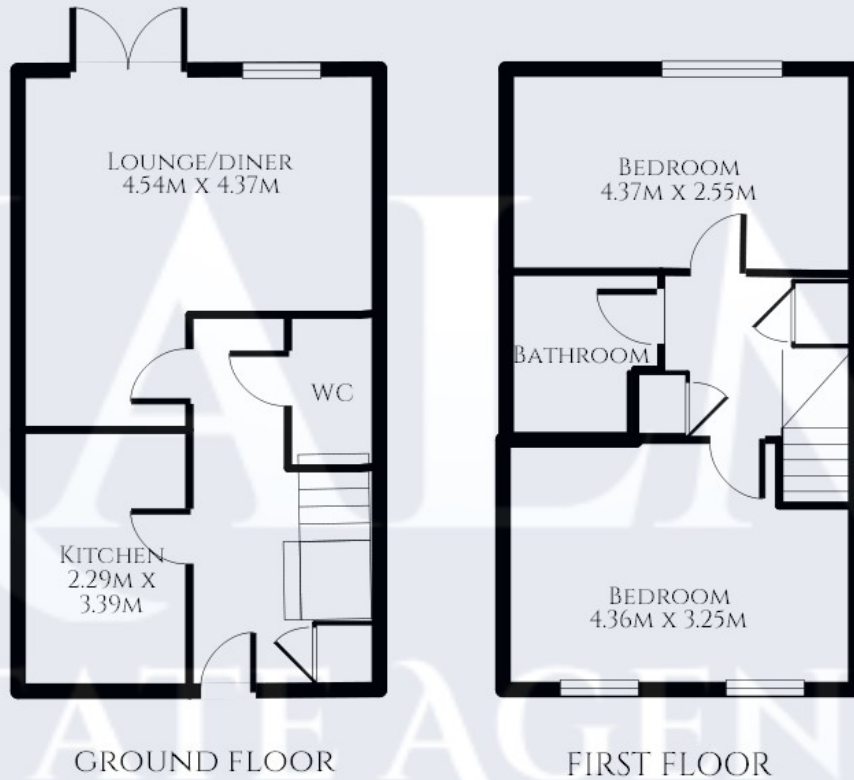
With 121 years remaining

There is an option to purchase 100% of the property.



FLOORPLAN & EPC

KALM
- ESTATE AGENTS -



APPROX GROSS INTERNAL FLOOR AREA: 72 SQ.M / 777 SQ.FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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