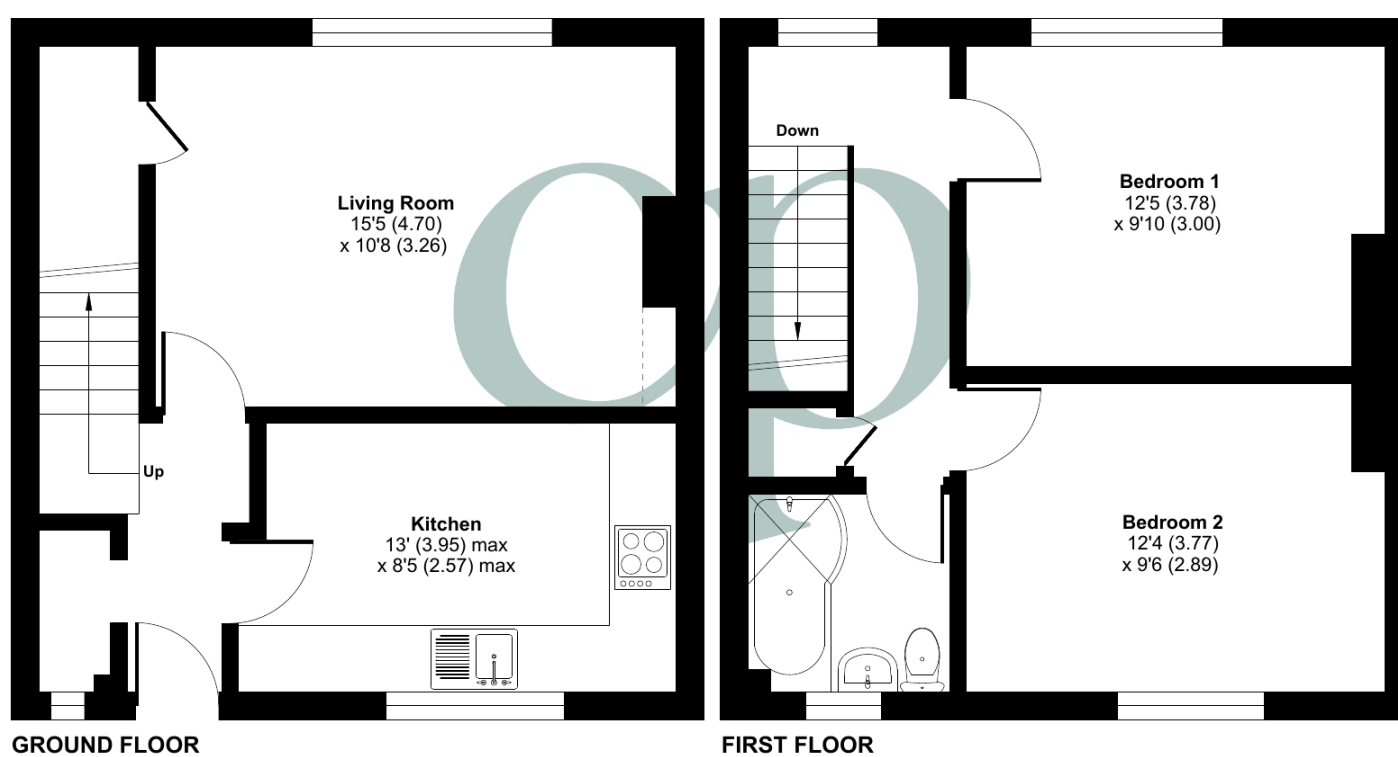




Approximate Area = 722 sq ft / 67 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1243596

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

This well presented two double bedroom mid terrace home offers spacious accomodation throughout as well as off road parking for 2 cars. The property is a short drive to the nearby market town of Hitchin, its amenities and direct rail links into London.

- Beautifully presented – just move in !
- Two Double Bedrooms
- Driveway provides ample off road parking x 2 cars
- A short stroll to Derwent Lower School & Nursery
- Direct access to communal grounds leading to an abundance of countryside walks
- Stylish 13ft Kitchen/Diner

Ground Floor

Entrance Hall

Understair storage cupboard. Door to living room.

Living Room

15' 5" x 10' 8" (4.70m x 3.25m) Double glazed window to front. Wood effect flooring. Radiator. Door into:

Inner Lobby

Stairs rising to first floor. Opening into storage cupboard. Radiator. Obscure double glazed window to rear. Door into Kitchen

Kitchen/Dining Room

A range of wall and base units with complementary worksurfaces over, tiled splashback. Inset composite sink with drainer and mixer tap over. Electric oven with four ring gas hob with glass splashback and integrated extractor. Space for fridge freezer. Integrated dishwasher. Space for washing machine. Radiator. Wall mounted gas boiler enclosed in cupboard. Double glazed window to rear.



First Floor

Landing

Access to boarded loft space with light and ladder. Double glazed window to rear. Radiator. Doors into all rooms.

Bedroom 1

12' 5" x 9' 10" (3.78m x 3.00m) Double glazed window to front aspect. Radiator.

Bedroom 2

12' 4" x 9' 6" (3.76m x 2.90m) Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Three piece suite comprising panel enclosed 'P' shaped bath with mains shower and curved glass side screen, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Extractor fan. Chrome heated towel rail.

Outside

Front Garden

Block paved driveway providing off road parking for 2 cars and pathway to front door with slate border. Outside light.

Rear Garden

Mainly laid to lawn with paved patio. Gated access onto communal grassland. Cold water tap. Shed.

Agents Note

The owner informs us there is a service charge of approx £82 per month to cover water and sewage charges and the upkeep of communal areas and the private road. We suggest any buyer confirms this with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

