



Norton Road, Stotfold, Hitchin, Hertfordshire. SG5 4PE





2 Bedroom Semi-Detached House Offers Over £250,000 Freehold

OFFERED FOR SALE BY INFORMAL TENDER AT A GUIDE PRICE OF OFFERS IN EXCESS OF £250,000. ALL OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 30TH MAY 2025. CALL SATCHELLS STOTFOLD TO SCHEDULE YOUR VIEWING.

In need of full refurbishment this semi-detached character cottage, that was built Circa 1800, is situated on a large plot with the benefit of off road parking to the front. The internal accommodation comprises lounge, dining room, a good size kitchen, lobby/utility room, bathroom and lean-to on the ground floor, whilst to the first floor are two good size bedrooms, one with an en-suite shower room. Externally is a large garden to the rear, that requires landscaping, and a driveway to the front that provides off road parking for two cars.

- For sale by tender
- Semi-detached cottage
- In need of refurbishment
- Two reception rooms
- Large kitchen
- Two bedrooms
- Ground floor bathroom
- First floor shower room
- Gardens and parking
- Awaiting EPC. Council tax band D

Ground Floor

Front Door:

A timber multi-paned front door.

Lounge:

Abt. 12' 0" x 11' 3" (3.66m x 3.43m) Double glazed window to front. Feature fireplace. Radiator. Feature beams to ceiling. Wall lights.

Dining Room:

Abt. 12' 0" x 11' 4" (3.66m x 3.45m) Double glazed window to front. Feature tiled fireplace. Stairs to first floor with cupboard under. Feature beam to ceiling. Radiator. Carpet as fitted.

Kitchen:

Abt. 10' 8" x 10' 0" (3.25m x 3.05m) A good size kitchen comprising a range of eye and base level units with ample work surfaces. Single drainer double bowl stainless steel sink unit. Built in four ring gas hob and eye level double electric oven. Tiled splashback area. Window to rear. Timber multi-paned door to side. Radiator. Tiled flooring.

Lobby/Utility Room:

Timber multi-paned door leading to the lean-to. Fitted cupboards. Plumbing for automatic washing machine.

Lean to:

Abt. 9' 4" x 6' 0" (2.84m x 1.83m) Door to rear garden.

Bathroom:

Abt. 10' 0" x 6' 0" (3.05m x 1.83m) A whisper grey colour suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Window to rear. Tiled flooring.

First Floor

Landing:

Doors to bedrooms. Carpet as fitted.

Bedroom One:

Abt. 12' 1" x 11' 6" (3.68m x 3.51m) Dual aspect with a double glazed window to front and window to rear. A range of fitted wardrobes to one wall. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 1" x 8' 8" (3.68m x 2.64m) Double glazed window to front. Radiator. Carpet tiles.

En-suite:

A white suite comprising a fully tiled shower cubicle with electric shower, pedestal wash hand basin and low level WC. Half tiled walls. Window to rear. Wall mounted electric heater. Carpet as fitted.

Outside:**Front Garden:**

A paved frontage provides off road parking for two cars with plant and shrub borders.

Rear Garden:

A good size rear garden that requires landscaping. Ornamental pond. Timber shed and greenhouse to remain. Gated side access.

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

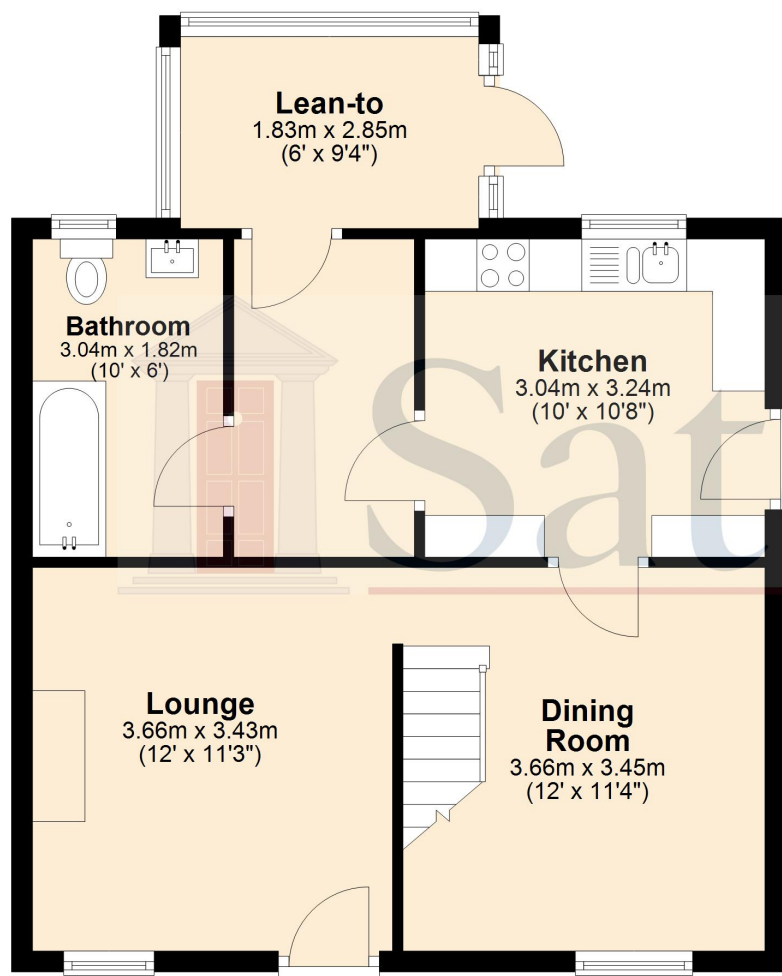




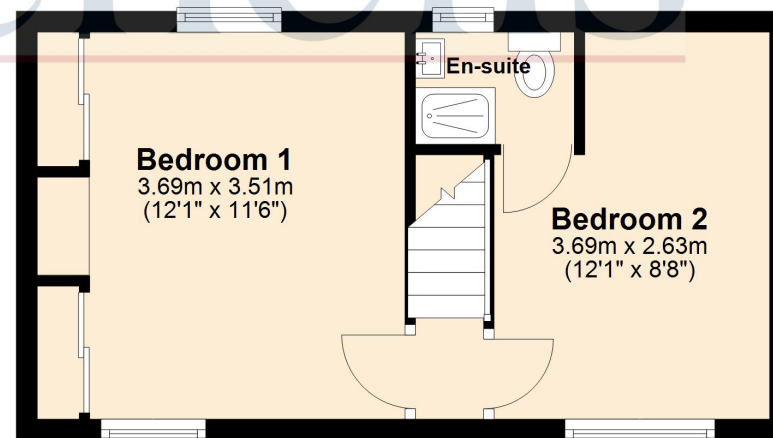
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.