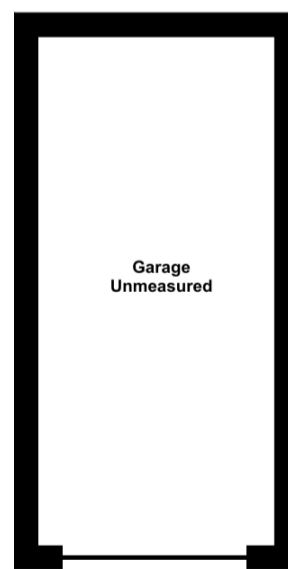
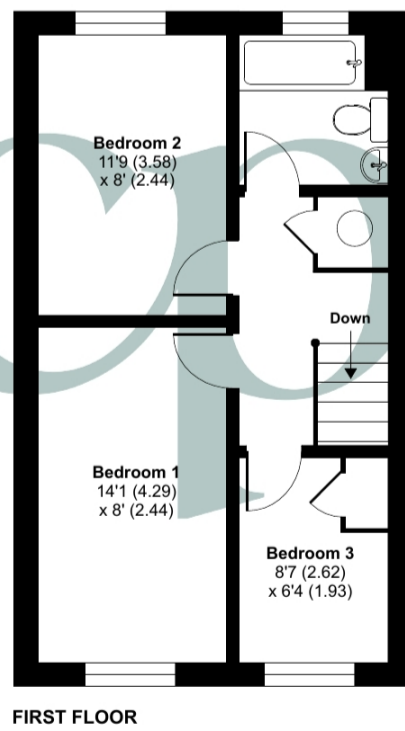
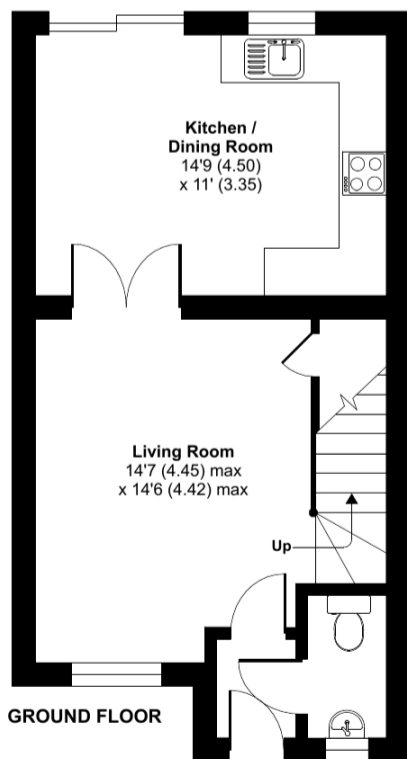




Approximate Area = 809 sq ft / 75.2 sq m (excludes garage)

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1227411

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

This three bedroom CHAIN FREE home with off road parking for 1 car and a garage is an ideal investment purchase or first time buy. The property is within walking distance of village amenities and bus links into nearby Hitchin for rail links into the city.

- Offered with no upward chain - Just move in !
- Rental value approx £1,350 PCM
- Kitchen/dining are with patio doors leading onto rear garden
- Parking x 1 car in front of garage en bloc
- Sought after location with local shops, school and village amenities
- Mainline stations at Hitchin & Arlesey provide direct link to London and Cambridge

Ground Floor

Entrance Hall

Radiator. Wood effect flooring. Doors into all rooms.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Wood effect flooring. Obscure double glazed window to front.

Living Room

14' 6" x 14' 6" (4.42m x 4.42m) Double glazed window to front, double doors to kitchen/dining room, stairs rising to first floor. Wood effect flooring. 2x Radiator. Under stair storage cupboard.

Kitchen/Dining Room

10' 11" x 14' 7" (3.33m x 4.45m) Double glazed window to rear aspect, sliding doors to the garden. Radiator. Fitted with stainless steel single drainer sink unit with mixer taps. Range of eye and base level cupboards with complimentary worksurfaces over. Built-in BOSCH electric oven and 4 ring gas hob with integrated extractor fan over. Space for fridge freezer, space for washing machine, space for dishwasher. Radiator.

First Floor

Landing

Doors to all rooms and access to loft space, airing cupboard housing hot water tank. Radiator. Doors leading to:

Bedroom One

14' 0" x 8' 0" (4.27m x 2.44m) Double glazed window to front aspect. Radiator.

Bedroom Two

11' 8" x 8' 0" (3.56m x 2.44m) Double glazed window to rear aspect. Radiator.

Bedroom Three

6' 7" x 6' 4" (2.01m x 1.93m) Double glazed window to front aspect. Over stairs cupboard.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with mixer taps and shower attachment. Low level wc, pedestal wash hand basin. Radiator.

Outside

Front Garden

Graveled area. Paved pathway leading to front door.

Rear Garden

Lovely private garden with mature hedging. Paved patio area. Mainly laid to lawn. Gated access to side and parking.

Garage

There is a single garage in the middle of a block of three with parking in front for 1 car.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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

