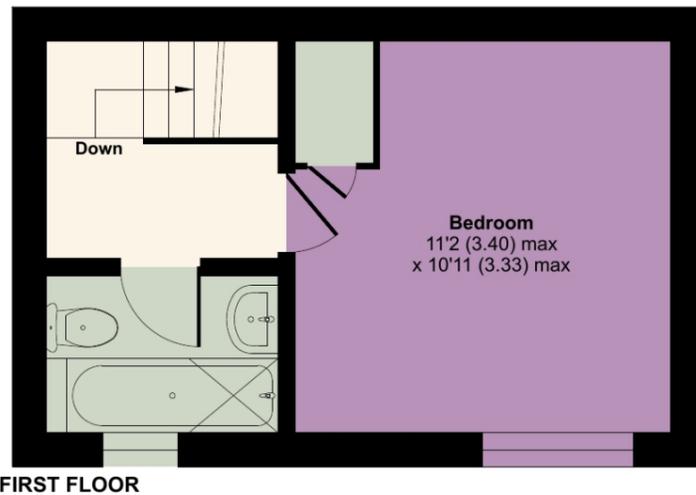
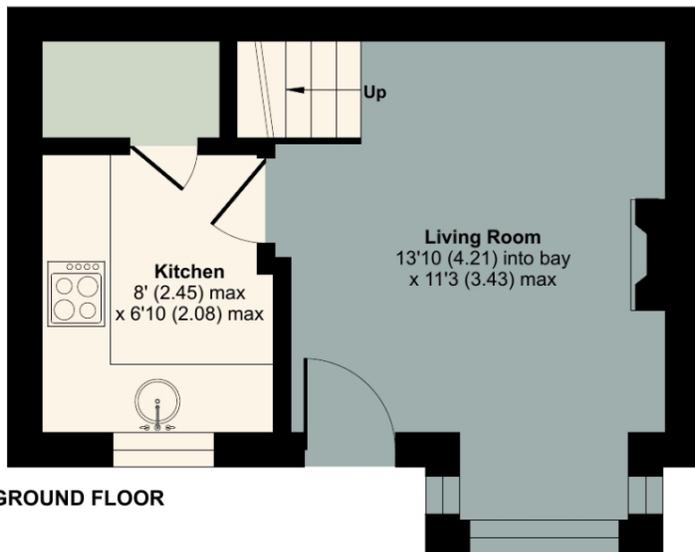




Approximate Area = 418 sq ft / 38.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1431846

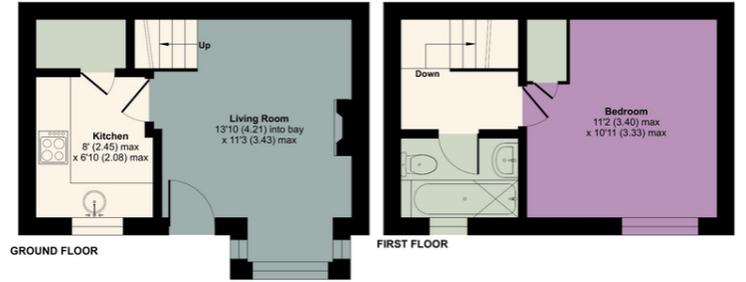


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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 valuation, contact the numbers listed on the brochure

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



An attractive 1-bedroom home, offered with no upward chain, ideal for first-time buyers or investors, featuring a private enclosed garden, off-road parking for two cars, a newly fitted kitchen, and an estimated rental return of £1,100

**pcm** NO UPWARD CHAIN \*\*

- Off-road allocated parking for 2 cars
- Private enclosed rear garden with large timber outbuilding
- Just a short commute to nearby Hitchin
- Ideal first step onto the property ladder with this freehold 1 bedroom home
- Approx. rental income of approx. £1,100 PCM

**Kitchen**

8' 0" x 6' 10" (2.44m x 2.08m) A range of wall and base units with worksurfaces over. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Built in electric oven with electric hob with glass splashback & stainless steel extractor hood over. Space & plumbing for washing machine. Space for fridge. Under stairs storage cupboard. Wall mounted gas boiler. Radiator. Wood effect flooring. Double glazed leaded light window to rear.

**Ground Floor**

**Living Room**

13' 10" x 11' 3" (4.22m x 3.43m) Double glazed leaded light window to rear. Radiator. Gas fire. Door onto rear garden. Door into kitchen. Stairs raising to first floor.



**First Floor**

**Landing**

Doors in bedroom & bathroom. Radiator.

**Bedroom**

11' 2" x 10' 11" (3.40m x 3.33m) Double glazed leaded light window to rear. Radiator. Storage cupboard with shelving.

**Bathroom**

Comprising panel enclosed bath with main shower over & glass side screen. Pedestal wash hand basin. Low level WC. Wood effect flooring. Chrome heated towel rail. Tiled splashbacks. Obscure double glazed leaded light window to rear.

**Outside**

**Rear Garden**

Laid to artificial lawn. Large timber shed fitted with power & light. Gated access to side. Allocated off road parking for 2 cars. Water tap. Power points. Paved wheelie bin store.

**Agents Note**

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

