



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA







## 2 Bedroom Terraced House

### Guide Price £310,000 Freehold

With the added benefit of off road parking to the rear, this lovely CHAIN FREE two bedroom cottage located close to the heart of Stotfold must be viewed internally.

The spacious accommodation comprises entrance porch, through lounge/dining room, kitchen, utility area and cloakroom to the ground floor, whilst to the first floor are two good size bedrooms and the bathroom. Externally are gardens to the front and rear with off road parking located at the base of the rear garden, accessed via Mowbray Crescent. Further benefits include gas central heating and double glazing.

- Two bedroom cottage
- Off road parking
- Through lounge/dining room
- Fitted kitchen
- Utility area
- Ground floor cloakroom
- First floor bathroom
- Good size rear garden
- Must be viewed
- EPC rating E. Council tax band B

**Ground Floor:****Entrance Porch:**

A fully enclosed entrance porch with double glazed window to front and double glazed front door.

**Lounge/Dining Room:**

Abt. 20' 5" x 11' 11" (6.22m x 3.63m) A light and airy through lounge/dining room with double glazed sash window to front and double glazed door to rear garden. Feature open fireplace with tiled hearth. Television point. Two radiators. Stairs to first floor with cupboard under. Laminate flooring.

**Kitchen:**

Abt. 10' 0" x 6' 11" (3.05m x 2.11m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer one and a half bowl sink unit. Built-in electric oven and hob. Tiled splashback area. Double glazed sash window to side. Tiled flooring.

**Utility Area:**

Double glazed door to rear garden. Plumbing for automatic washing machine. Wall mounted gas boiler. Ceramic tiled flooring.

**Cloakroom:**

A white suite comprising low level WC and wash hand basin. Radiator. Double glazed window to rear. Tiled flooring.

**First Floor:****Landing:**

Loft access. Carpet as fitted.

**Bedroom One:**

Abt. 11' 11" x 10' 11" (3.63m x 3.33m) Double glazed sash window to front. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 9' 0" x 6' 8" (2.74m x 2.03m) Double glazed sash window to rear. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed sash window to rear. Tiled flooring.

**Outside:****Front Garden:**

Path to front door. Decorative stone. Retaining wall.

**Rear Garden:**

Paved patio area leading to an established lawn. Tree and shrub borders. Timber shed. Access to the parking area to the rear.

**Off Road Parking:**

There is a hardstanding area at the base of the rear garden, accessed via Mowbray Crescent, to provide off road parking.

**Additional Information:****Agents Note:**

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





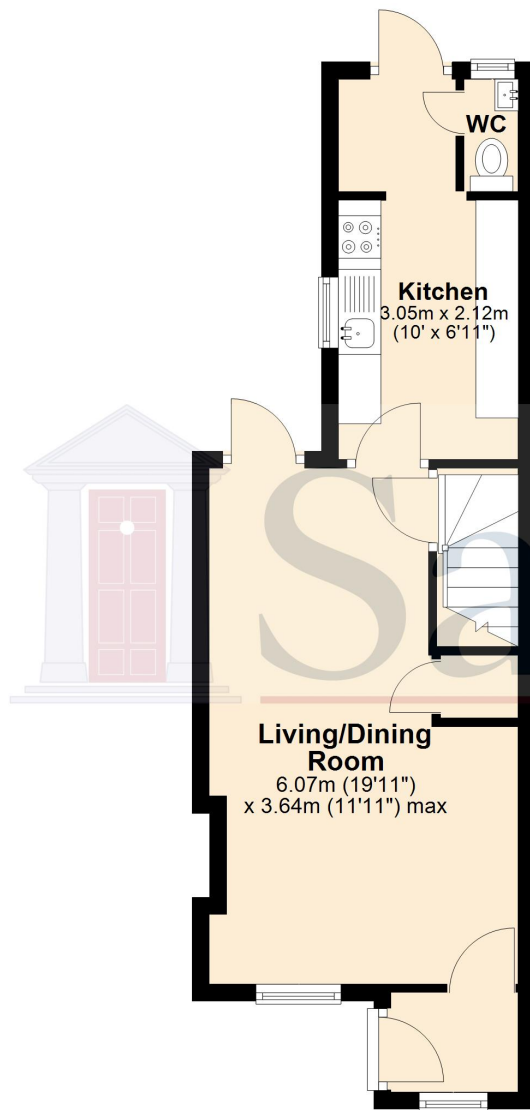


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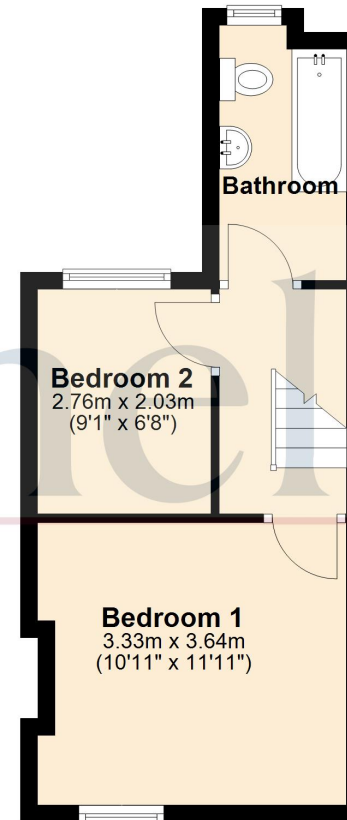




## Ground Floor



## 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.