



2, Marlborough Close

Weston, Hitchin,
Hertfordshire, SG4 7DN

OIEO **£290,000**

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This well presented, spectacular sized one bedroom terraced house is situated in the popular village location of Weston. The property boasts off road parking, plenty of storage and a rear garden with patio area. The property comprises; entrance hall, downstairs bathroom, lounge/diner, separate kitchen and a master bedroom to the first floor.

Ground Floor

Entrance Porch

Entrance via an obscure wooden double glazed door to the side aspect leading into the bright entrance porch. This area allows access into the coal shed and has a double glazed uPVC window to the side aspect allowing lots of natural light inside the property.

Entrance Hallway

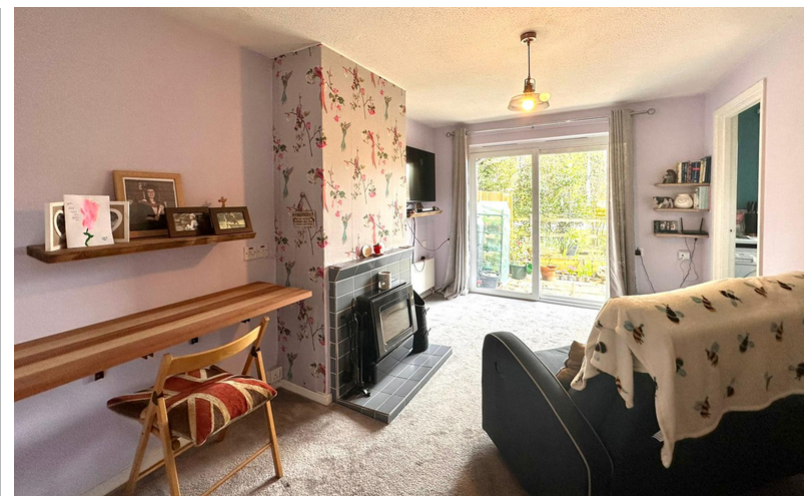
A large cupboard housing the electric box and providing lots of storage space with power and light. This space also provides a radiator, second storage cupboard housing an electric heater, single plug sockets, smoke detector and access to lounge and downstairs bathroom.

Lounge

Stairs ascending to the first floor accommodation with a large parkay coal fire with tiled surround and hearth, plenty of sockets, large radiator, access into the kitchen, double glazed uPVC sliding patio doors onto the rear garden.

Kitchen

The kitchen is light and modern and comprises; uPVC double glazed window to the rear aspect overlooking the garden, Howdens matching wall and base units with a roll edge work top, space and plumbing for a washing machine, space for a tall fridge/freezer, electric hob with oven below, stainless steel sink 1/2 with drainer, tiled splash back and double sockets.



Family Bathroom

Obscure uPVC double glazed window to the front aspect, radiator, low level flush WC, wash hand basin with pedestal, partially tiled, bath with mixer taps and power shower above.

First floor

Master Bedroom

The master provides a large space with a brilliant potential to be divided into two separate bedrooms if required. The space comprises of; dual aspect double glazed uPVC windows to the front and rear aspect, a large radiator, plenty of double sockets, access to the loft, airing cupboard housing the water tank and a large built in cupboard currently used as a walk in dressing room.

Outside

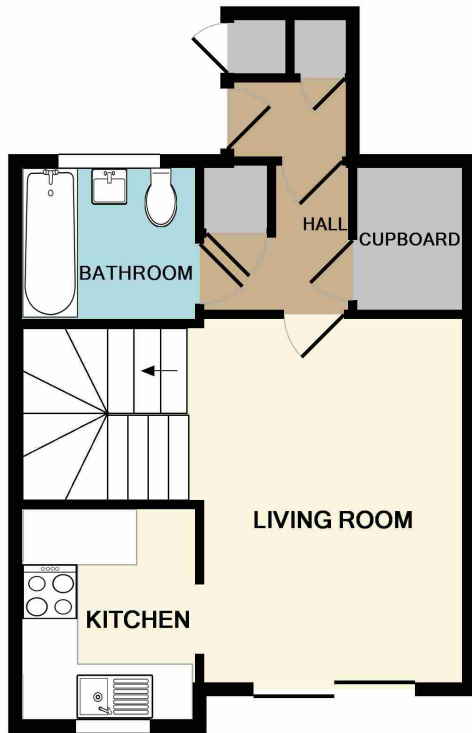
Rear Garden

Mainly laid to lawn with flower beds and a small grassed area. This space is enclosed via fence to both sides and the rear, surrounded by trees and greenery. There is a side access gate through the neighbouring garden.

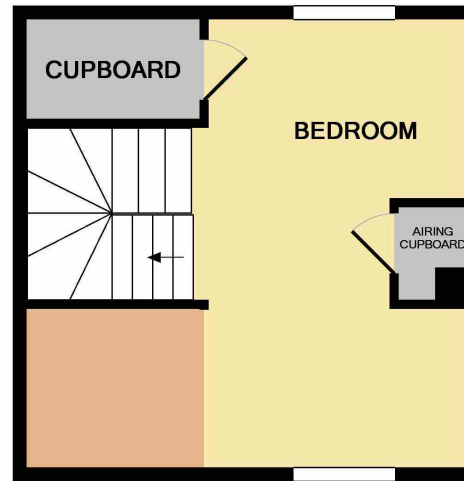
Front

Mainly laid to gravel with patio access leading to the front door, two storage areas to both sides of the front door with a coal shed and storage shed.





GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		54
(55-68)	D		
(39-54)	E		
(21-38)	F		54
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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