



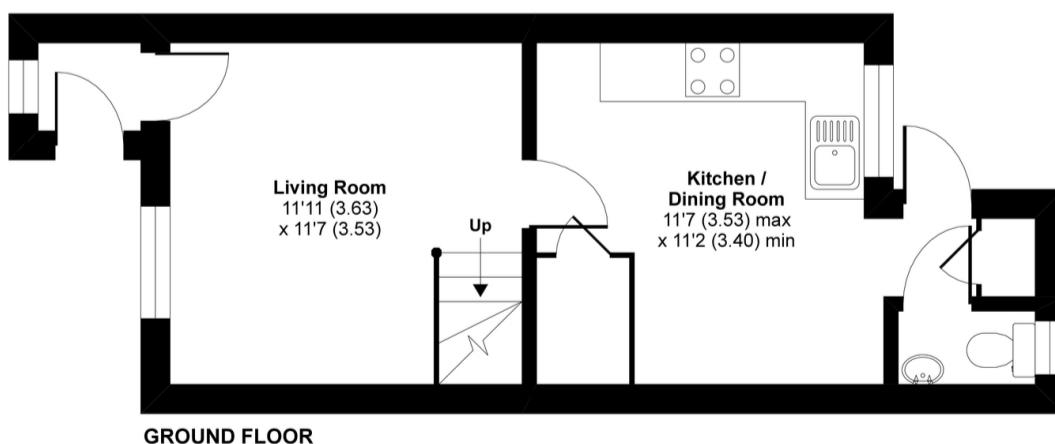
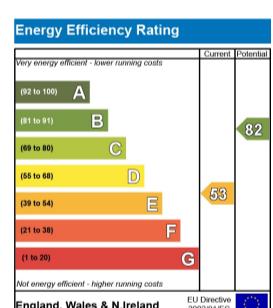
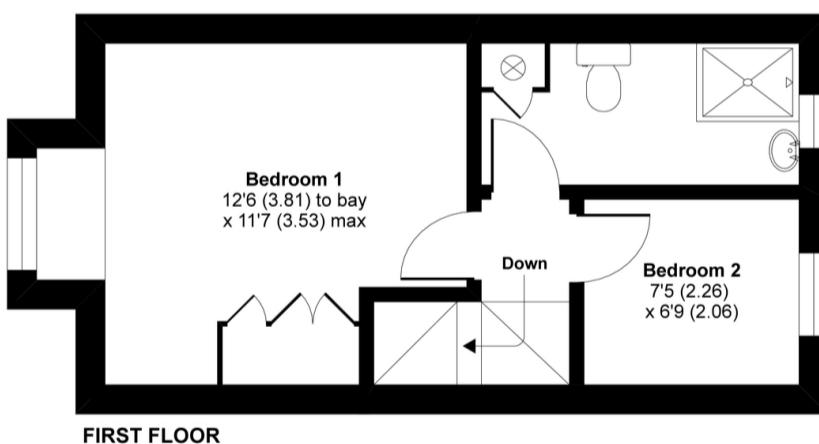
33, Austral Close

Lower Stondon, SG16 6EL
Bedfordshire, SG16 6EL

£220,000

Approximate Area = 608 sq ft / 56.5 sq m

For identification only - Not to scale



**COUNTRY
PROPERTIES**
— PART OF HUNTERS —



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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Viewing by appointment only

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COUNTRY PROPERTIES
— PART OF HUNTERS —

A delightful two bedroom house with allocated parking, ideal first time buy or investment purchase, situated in the popular village of Lower Stondon with easy access to the mainline train stations of Hitchin & Arlesey, providing direct link into London.

- Ideal investment purchase we would expect to achieve around £850 pcm
- Living room and separate kitchen diner
- Ground floor cloakroom
- Master bedroom with fitted wardrobes
- Double glazed leaded light windows throughout
- Low maintenance paved rear garden
- Two allocated parking spaces

Ground Floor

Entrance Porch

Double glazed leaded light window to front. Door into living room.

Living Room

11' 11" x 11' 7" (3.61m x 3.53m) Double glazed leaded light window to front aspect. Electric storage heater. Wall mounted electric fire. Wood effect flooring. Turning stairs to first floor accommodation. Door into kitchen/diner.

Kitchen/Diner

11' 7" (max) x 11' 2" (min) (3.53m x 3.40m) A range of wall and base units providing storage with rolled edge worksurfaces and mosaic tiled splashbacks. Inset sink and drainer unit with mixer tap over. Free standing electric oven and hob with splashback. Plumbing and space for washing machine. Space for fridge/freezer. Under stairs cupboard plus further storage cupboard. Space for table & chairs. Ceramic tiled flooring. Double glazed leaded light window to rear aspect. Electric storage heater. Door into cloakroom.

Cloakroom

White suite comprising low level wc and wash hand basin. Dimplex electric wall heater. Double glazed leaded light window to rear.



First Floor

Landing

Access to fully boarded loft space with pull down ladder. Doors to all rooms.

Bedroom 1

12' 6" (into bay) x 11' 7" (max) (3.81m x 3.53m) Double glazed leaded light box bay window to front aspect. Electric storage heater. Built in triple wardrobe.

Bedroom 2

7' 5" x 6' 9" (2.24m x 2.06m) Double glazed leaded light window to rear aspect. Electric storage heater.

Wet Room

Suite comprising electric shower with half height screen and curtain, with fold up chair, low level wc and pedestal mounted wash hand basin. Heated towel rail. Airing cupboard housing hot water cylinder. Partially tiled walls. Obscure double glazed leaded light window to rear.

Outside

Front Garden

Block paved front with feature planting area.

Rear Garden

Low maintenance paved garden with storage shed. Access to rear leading to parking area. Allocated parking for two cars.

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

