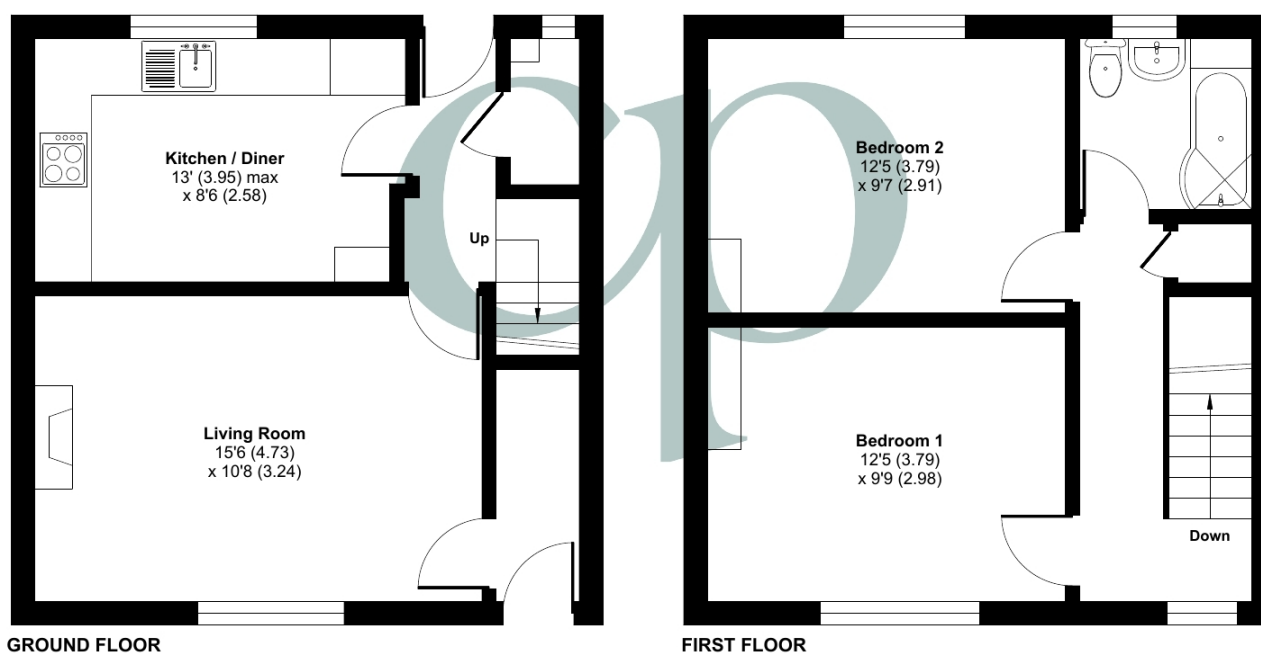




Approximate Area = 740 sq ft / 68.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1364337

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

This two double bedroom mid terrace home offering spacious accomodation throughout, off road parking for 2 cars. and is offered with NO UPWARD CHAIN. The property is a short drive to the nearby market town of Hitchin, its amenities and direct rail links into London.

- Chain free – a must view!
- Stylish kitchen/diner
- Two double bedrooms
- Scope to create a downstairs wc subject to any necessary planning consents
- Driveway parking provides ample off road parking x 2 cars
- Direct access to communal grounds leading to an abundance of countryside walks
- A short stroll to Derment Lower School and Nursery
- As short drive to nearby Arlesey or Hitchin for rail links in London

Ground Floor

Entrance Hall

Understair storage cupboard. Door to living room

Living Room

15' 6" x 10' 8" (4.72m x 3.25m) Double glazed window to front. Radiator. Door into:

Inner Lobby

Stairs rising to first floor. Opening into storage cupboard. Radiator. Part glazed door to rear garden. Door into Kitchen

Kitchen/Diner

13' 0" x 8' 6" (3.96m x 2.59m) A range of wall and base units with complementary worksurfaces over, tiled splash back. Inset stainless steel sink with drainer and mixer tap over. Electric oven with four ring gas hob with glass splash back and integrated extractor. Space for fridge freezer. Integrated dishwasher. Integral washing machine. Radiator. Wall mounted gas boiler enclosed in cupboard. Double glazed window to rear.

First Floor

Landing

Airing cupboard. Access to boarded loft space fitted with light & ladder. Double glazed window to rear. Radiator. Doors to all rooms



Bedroom 1

Double glazed window to front aspect. Radiator.

Bedroom 2

12' 5" x 9' 7" (3.78m x 2.92m) Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Three piece suite comprising panel enclosed 'P' shaped bath with mains shower and curved glass side screen, pedestal mounted wash hand basin and low level flush WC. Partially tiled walls. Extractor fan. Chrome heated towel rail.

Outside

Front Garden

Block paved driveway providing off road parking for 2 cars and pathway leading to front door with slate border. Outside light.

Rear Garden

Mainly laid to lawn with pathway leading to gated access onto communal grassland. Cold water tap.

Agents Note

The owner informs us there is a service charge of approx £87 per month payable to Preim and sewage charges and the upkeep of communal areas and the private road. We suggest any buyer confirms this with their legal representative prior to exchange of contracts.

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

