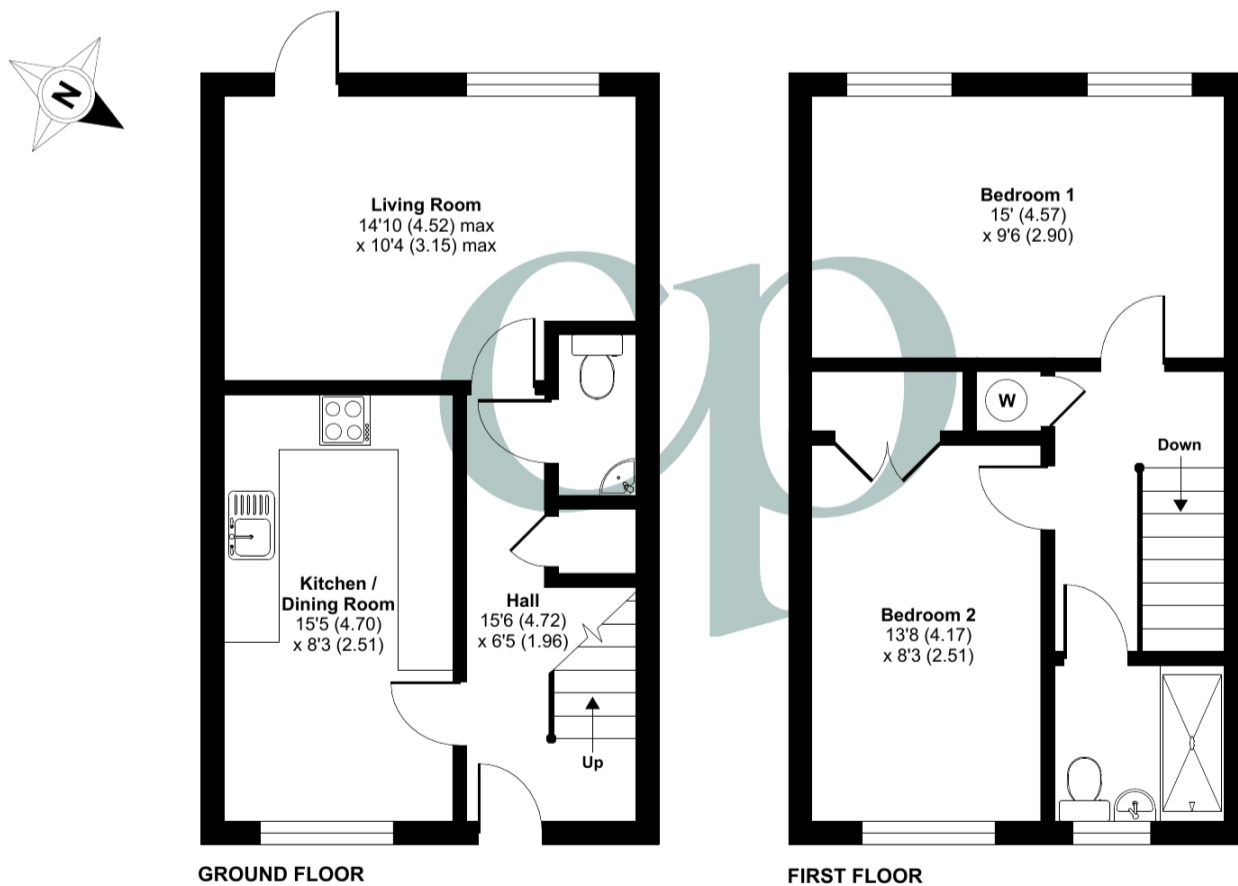




Approximate Area = 790 sq ft / 73.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1218997

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

This two bedroom shared ownership property with two allocated parking spaces is offered with no upward chain. The property is located in a quiet cul de sac with access to bus links into Hitchin providing rail links into the city.

- Shared ownership home / Ideal first purchase - 50% share with Grand Union Housing
- Make your mark on this 2 bedroom home
- Located in a quiet cu de sac in the sought after village of Lower Stondon
- Downstairs cloakroom & upstairs wet room
- 2 Allocated parking spaces
- Short stroll to village amenities, golf course & bistro & countryside walks

Ground Floor

Entrance Hallway

15' 6" x 6' 5" (4.72m x 1.96m) Wood effect flooring. Radiator. Stairs rising to 1st floor. Under stair storage cupboard. Doors leading to kitchen/diner, lounge & WC.

Kitchen/Dining Room

15' 5" x 8' 3" (4.70m x 2.51m) Double glazed window to front aspect. A range of wall and base units with complementary work surfaces over. Stainless steel sink with drainer unit. Electric oven with 4 ring gas hob with extractor hood over. Space for washing machine. Space for tumble dryer. Space for fridge freezer. Wall mounted gas boiler. Tiled flooring. Radiator.

Living Room

14' 10" x 10' 4" (4.52m x 3.15m) Double glazed window to rear aspect. Part glazed door leading to rear garden. Two radiators.

WC

Wall mounted wash hand basin, wc. Wood effect flooring. Radiator.

First Floor

Landing

Double glazed window to all bedrooms and family bathroom. Airing cupboard housing hot water tank. Access to loft.

Bedroom 1

15' 0" x 9' 6" (4.57m x 2.90m) Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom 2

13' 8" x 8' 3" (4.17m x 2.51m) Two double glazed windows to rear aspect. Two radiators.

Wet Room/Family Bathroom

Obscure double glazed window to front aspect. Three piece suite comprising wc, pedestal wash hand basin, shower. Radiator.



Outside

Front Garden

Pathway leading to front door with shrub borders. Allocated parking for 2 cars.

Rear Garden

Enclosed by timber fencing. South facing garden laid mainly to lawn with paved patio area. Wooden shed (to remain). Gated access to front aspect.

Agents Note

The property is currently Shared Ownership with Grand Union Housing. Current owner has a 50% share with advance rent payable on 50% share is £417.95 per month.

Leasehold property from 2005 with 99 years remaining.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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

