



Lydgate Fields, Fairfield, Hitchin, Hertfordshire. SG5 4SR





3 Bedroom End of Terrace House

Shared Ownership £160,000 Leasehold

40% SHARED OWNERSHIP. Don't miss out on the opportunity to purchase this beautifully presented three bedroom family home located in the parish of Fairfield.

Internally, the spacious accommodation comprises entrance hall, cloakroom, a light and airy living room and a fully fitted kitchen/dining room with integrated appliances to the ground floor. Upstairs are three generous bedrooms, the principal with fitted wardrobes, and the family bathroom. Externally is a good size rear garden and a block paved driveway that provides off road parking for two/three cars.



- 40% shared ownership
- Modern end terrace home
- Three generous bedrooms
- Light and airy living room
- Fully fitted kitchen/dining room
- Ground floor cloakroom
- Family bathroom
- Good size rear garden
- Driveway parking for three cars
- EPC rating B. Council tax band D

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Large storage cupboard. Radiator. Carpet as fitted.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Extractor fan. Inset ceiling light. Tiled flooring.

Living Room:

Abt. 15' 4" x 11' 3" (4.67m x 3.43m) A good size living room with double glazed door leading to the rear garden. Double glazed sash window to rear. Television point. Telephone point. Radiator. Carpet as fitted.

Kitchen/Dining Room:

Abt. 15' 4" x 9' 10" (4.67m x 3.00m) A well-appointed kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas boiler. Twin aspect double glazed sash windows to front. Radiator. Inset ceiling lights. Tiled flooring.

First Floor:**Landing:**

Loft access. Large storage cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 15' 4" x 9' 10" (4.67m x 3.00m) Twin aspect double glazed sash windows to front. A range of fitted wardrobes with sliding mirror doors. Television point. Carpet as fitted.

Bedroom Two:

Abt. 12' 6" x 7' 6" (3.81m x 2.29m) Double glazed sash window to rear. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Shaver point. Double glazed sash window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Three:

Abt. 8' 0" x 7' 7" (2.44m x 2.31m) Double glazed sash window to rear. Radiator. Carpet as fitted.

Outside:**Rear Garden:**

An enclosed rear garden that is mainly laid to lawn with a paved patio area. Gated side access. Timber shed to remain.

Driveway:

A block paved driveway provides off road parking for 2 - 3 cars.

Additional Information:
Shared Ownership Details:

The full market value of this property is £400,000.

If you buy a 40% share, the share purchase price will be £160,000 and the rent will be £845.53 a month.

The lease term is 125 years from 2020.

ADDITIONAL CHARGES:

Service Charge: £30.36 per month

Buildings Insurance: £12.96 per month

Management Charge: £8.33 per month

It is possible to purchase a higher share of between 40% and 100%. Please contact Satchells for further details.

Agents Note:

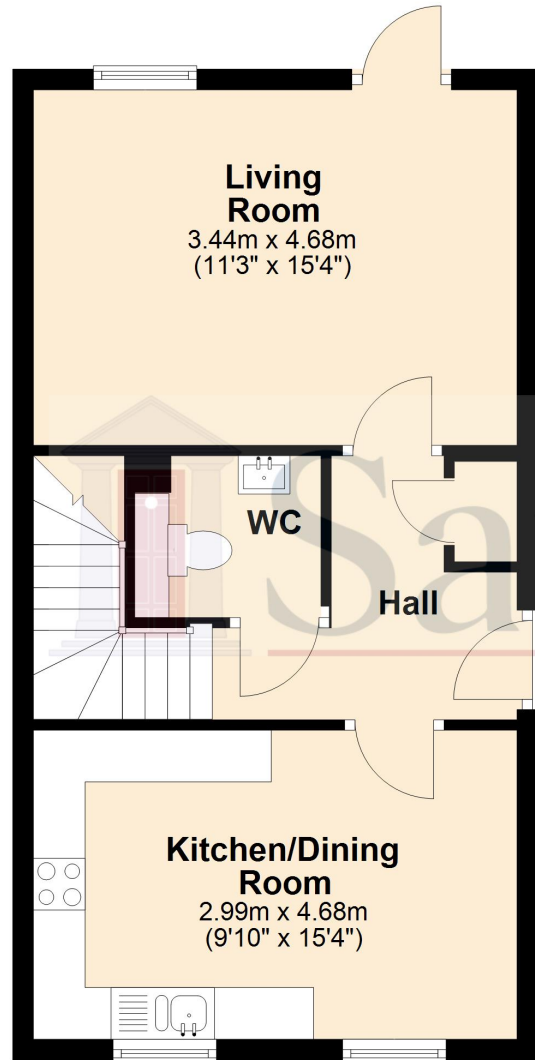
Draft details yet to be approved by the vendor and may be subject to change.



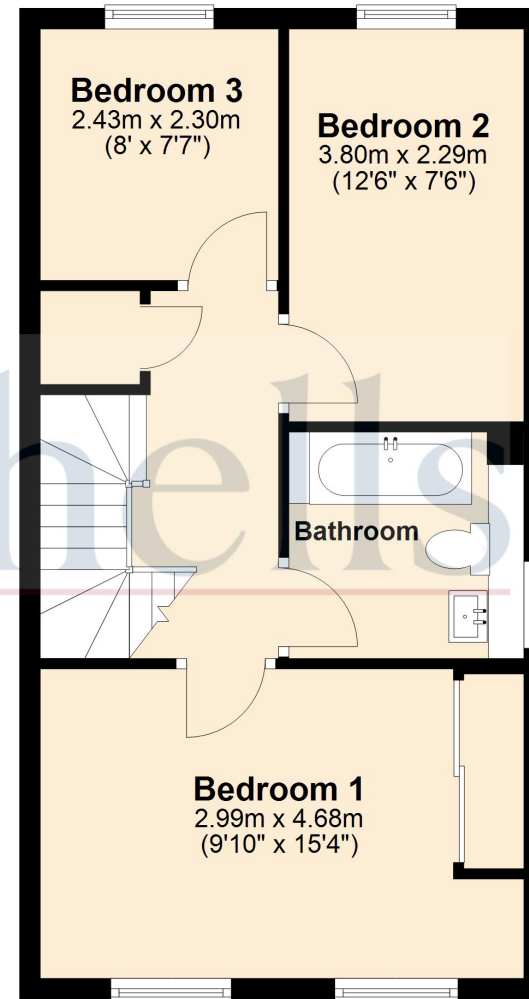


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative 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.