



48, Astral Close

Lower Stondon,
Bedfordshire, SG16 6EL
£265,000

country
properties

A well presented two bedroom home with a private enclosed rear garden is set in a small cul-de-sac of similar homes and is an Ideal first time buy or investment opportunity with approximate rental income of £975pcm

- Well presented throughout - just move in!
- Master bedroom with fitted bedroom furniture
- New windows installed in 2015
- Allocated off road parking and visitors spaces
- Short commute to nearby Hitchin

GROUND FLOOR

Entrance Porch

Obscure double glazed leaded light window to front. Wood effect flooring. Door into:

Living Room

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed leaded light window to front. Radiator. Wood effect flooring. Stairs rising to first floor accommodation. Door into:

Kitchen/Diner

11' 8" (max) x 11' 5" (max) (3.56m x 3.48m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Fitted electric oven and hob with stainless steel splashback and extractor hood over. Fridge/freezer and washing machine to remain. Inset acrylic sink with drainer and swan neck mixer tap over. Cupboard housing wall mounted gas boiler (installed in 2009). Storage cupboard. Radiator. Double glazed leaded light window to rear. Double glazed door to rear garden.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder. Doors to all rooms.



Bedroom 1

12' 4" (max) x 11' 8" (max) (3.76m x 3.56m) L - shaped room. A range of fitted furniture including, wardrobes, dressing table and bedside cabinets (installed in 2016). Double glazed leaded light box bay window to front. Radiator.

Bedroom 2

7' 4" x 6' 9" (2.24m x 2.06m) Double glazed leaded light window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, low level flush wc and pedestal mounted wash hand basin. Radiator. Partially tiled walls. Airing cupboard housing hot water cylinder. Obscure double glazed leaded light window to rear.

OUTSIDE

Front Garden

Paved pathway to front door. Further paved area with flower/shrub border.

Rear Garden

Laid mainly to lawn with paved patio and flower/shrub borders and paved pathway to rear access. Timber shed to remain.

Parking

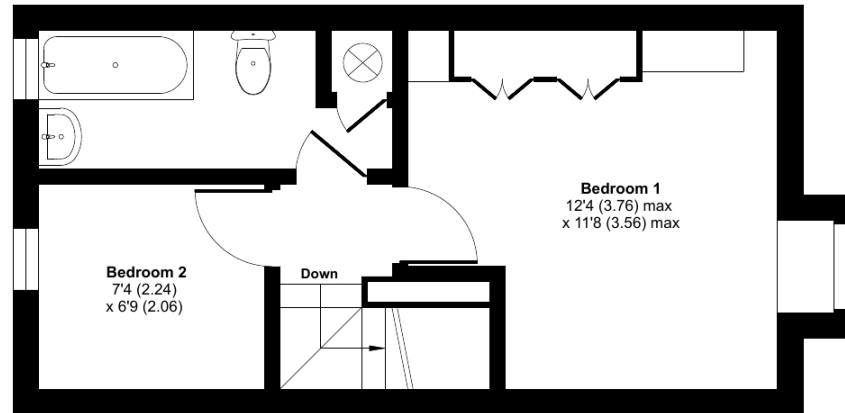
Allocated off road parking for one car plus further visitors parking.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

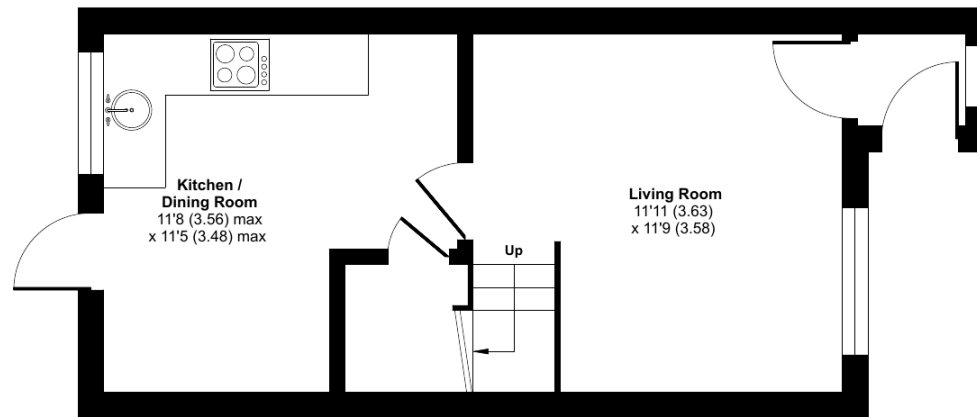


Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1058939



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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