



14, Astral Close

Lower Stondon,
Bedfordshire, SG16 6EL
£200,000

COUNTRY PROPERTIES

PART OF HUNTERS

This two bedroom home is a great 'first step' onto the property ladder! The property is offered CHAIN FREE and is just a short drive to the popular market town of Hitchin with its great rail links into London.

- Ideal first buy or investment opportunity
- Lounge and separate kitchen/diner
- Southerly aspect rear garden
- Allocated parking for one car plus further visitors parking
- Offered with no upward chain
- Short commute to the popular market town of Hitchin providing direct link into London

GROUND FLOOR

Entrance Hall

Double glazed window to front.
Door into:

Lounge

11' 9" x 11' 8" (3.58m x 3.56m)
Double glazed window to front.
Stairs rising to first floor accommodation. Radiator. Door to:

Kitchen/Diner

11' 7" x 11' 3" (3.53m x 3.43m)
Max. A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Fitted oven and hob with extractor hood over. Understairs storage cupboard. Radiator. Double glazed window and door to rear garden.

FIRST FLOOR

Landing

Access to loft space. Doors to both bedrooms and bathroom.



Bedroom 1

12' 4" x 11' 8" (3.76m x 3.56m)
Double glazed window to front.
Built in wardrobes. Radiator.

Bedroom 2

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

Bathroom

Suite comprising panel enclosed bath with shower attachment, low level flush wc and pedestal mounted wash hand basin.
Radiator. Airing cupboard housing wall mounted combination boiler.
Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Path to front door with shingle borders. Outside light.

Rear Garden

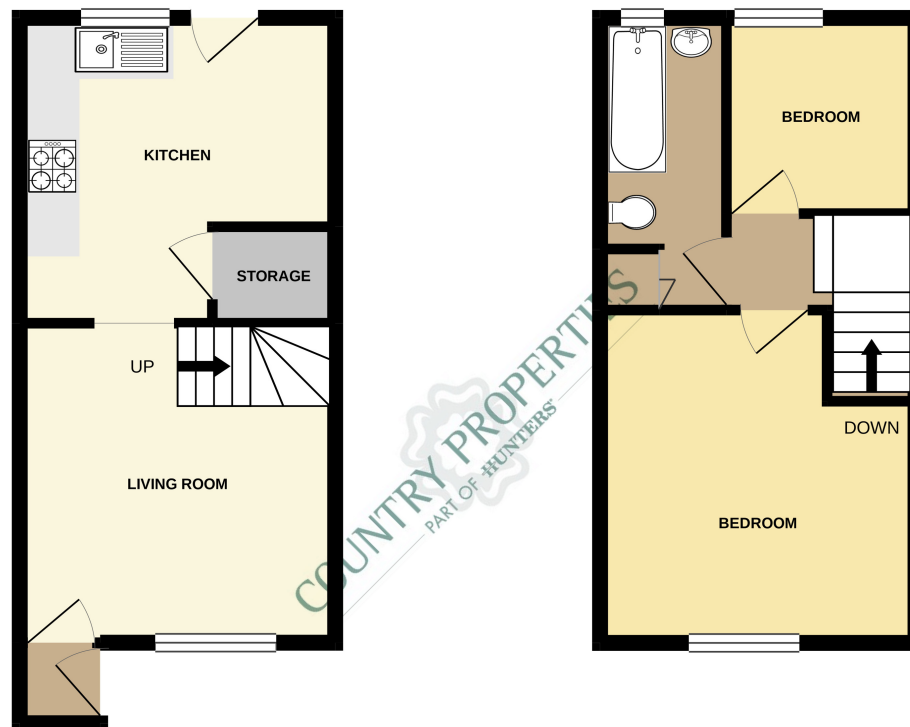
South facing garden, fully enclosed and laid to lawn with footpath to rear with gated access. Timber shed.

Allocated Parking

One allocated parking space plus further visitors parking.

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		88
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Viewing by appointment only

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