



Marigold Way, Stotfold, Hitchin, Hertfordshire. SG5 4HQ





## 2 Bedroom Terraced House

### £325,000 Freehold

Situated on the desired Greenacres development is this two double bedroom family home. This ideally located property is within walking distance to local shops and well regarded schools.

Internally this spacious property comprises welcoming entrance hall, fitted kitchen, open plan living/dining room that creates a wonderful entertaining space and cloakroom to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally is an attractive rear garden, front garden and allocated off road parking. Fitted with a 'Mitsubishi Eco-Gan' heating system and double glazing, this home is also economical to run.



- Generous family home
- Two double bedrooms
- Fitted kitchen
- Spacious living/dining room
- Ground floor cloakroom
- Attractive garden
- Allocated parking
- Walking distance to local shops and schools
- Must be viewed
- EPC rating C. Council tax band C

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Laminate flooring.

**Cloakroom:**

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

**Living Room:**

Abt: 14' 11" x 17' 10" (4.55m x 5.44m) A good size "L" shaped living room. Double glazed door leading to the rear garden. Double glazed window to rear. Two radiators. Television point. Laminate flooring.

**Kitchen:**

Abt: 8' 1" x 8' 5" (2.46m x 2.57m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top worksurfaces. Single drainer stainless steel sink unit. Built in electric oven, hob and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Kickspace heater. Tiled splash back area. Double glazed window to front. Vinyl flooring.

**First Floor:****Landing:**

Loft access. Airing cupboard. Carpet as fitted.

**Bedroom One:**

Abt: 10' 1" x 14' 11" (3.07m x 4.55m) Double glazed window to rear. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt: 9' 8" x 14' 11" (2.95m x 4.55m) Twin aspect double glazed windows to front. Radiator. Television point. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Extractor fan. Vinyl flooring.

**Outside:**

**Front Garden:**

Retained with hedging, a path leads to the front door.  
Decorative slate.

**Rear Garden:**

An attractive rear garden with a paved patio area that leads to an established lawn, variety of plants and trees, garden rear access.

**Parking:**

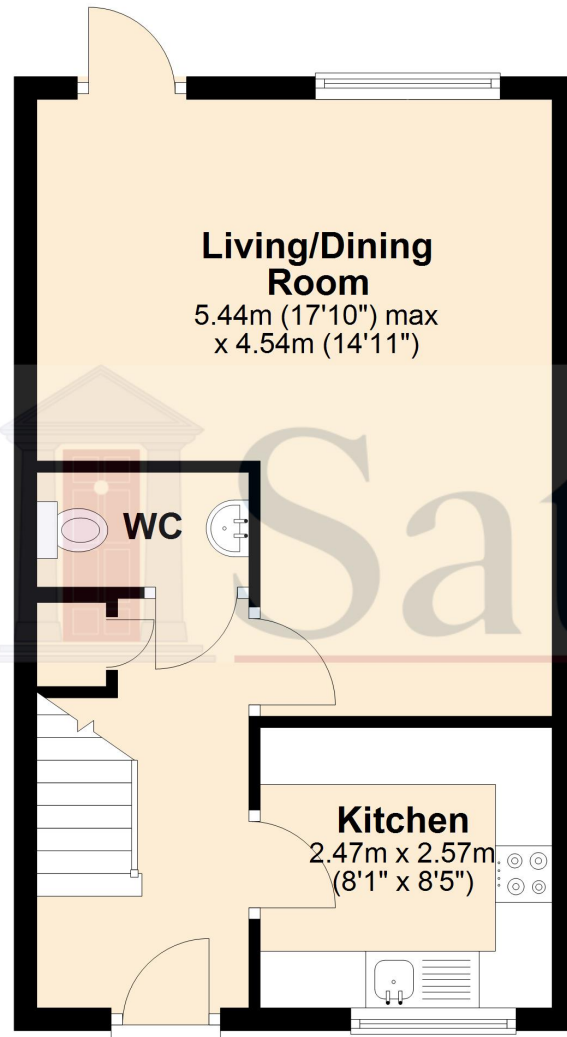
There is allocated parking located in the courtyard to the rear of the property.



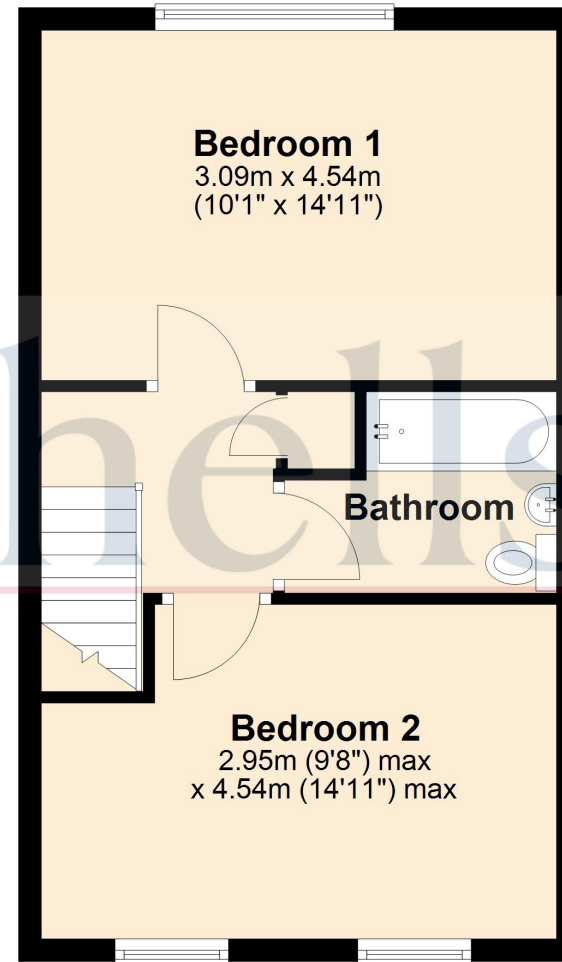


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.