



High Street, Stotfold, Hitchin, Hertfordshire. SG5 4LL





2 Bedroom Terraced House

Guide Price £325,000 Freehold

Coronation Cottages, located in the heart of Stotfold, were built circa 1911 and this mid terrace two bedroom property, that has been upgraded in recent years, is offered for sale in superb order throughout.

The beautifully presented accommodation comprises lounge with attractive fireplace, separate dining room with wood burner, a refitted kitchen with integrated appliances, utility area and shower room to the ground floor, whilst to the first floor are two double bedrooms, the master with en-suite bathroom. Externally this property boasts a block paved driveway to provide off road parking for two cars and a pleasant, low maintenance south facing rear garden complete with artificial lawn that is an ideal area to relax on those summer evenings! Further benefits include gas central heating and double glazing. Early internal viewing is strongly advised.



- Superb character cottage
- Two double bedrooms
- Two reception rooms
- Wood burner to dining room
- Refitted kitchen
- Ground floor shower room
- First floor bathroom
- South facing rear garden
- Driveway for two cars
- EPC rating E. Council tax band B

Ground Floor

Front Door:

Hardwood front door.

Lounge:

Abt. 11' 1" x 10' 11" (3.38m x 3.33m) A comfortable lounge with double glazed window to front and an ornate cast iron fireplace. Radiator. Television point. Coved ceiling. Carpet as fitted.

Dining Room:

Abt. 11' 1" x 10' 11" (3.38m x 3.33m) Double glazed window to rear. Feature fireplace with inset wood burner. Stairs to first floor with cupboard under. Radiator. Coved ceiling. Polished floorboards.

Kitchen:

Abt. 9' 2" x 6' 2" (2.79m x 1.88m) A refitted kitchen comprising a good 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. Tiled splash back area. Radiator. Double glazed window to side. Part glazed door leading to the rear garden. Vinyl flooring.

Utility Area:

Double glazed window to side. Space for fridge/freezer. Plumbing for automatic washing machine. Work surface. Vinyl flooring. Door to:

Shower Room:

A white suite comprising a fully tiled shower cubicle with shower, low level wc and wash hand basin. Double glazed window to rear. Radiator. Vinyl flooring.

First Floor

Landing:

Doors to bedrooms. Carpet as fitted.

Bedroom One:

Abt. 11' 1" x 10' 11" (3.38m x 3.33m) Double glazed window to rear. Built in wardrobe. Ornate cast iron fireplace. Coved ceiling. Carpet as fitted.

En-Suite Bathroom:

Abt. 9' 2" x 6' 2" (2.79m x 1.88m) A large bathroom with a white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin and low level wc. Part tiled walls. Double glazed window to rear. Radiator. Tiled flooring.

Bedroom Two:

Abt. 11' 1" x 10' 11" (3.38m x 3.33m) Double glazed window to front. Ornate cast iron fireplace. Built in wardrobe. Coved ceiling. Carpet as fitted.

Outside**Front Garden:**

A block paved frontage provides off road parking for two cars.

Rear Garden:

A low maintenance, south facing rear garden with paved patio area leading to an artificial lawn. Timber shed to remain.

Agents Note:

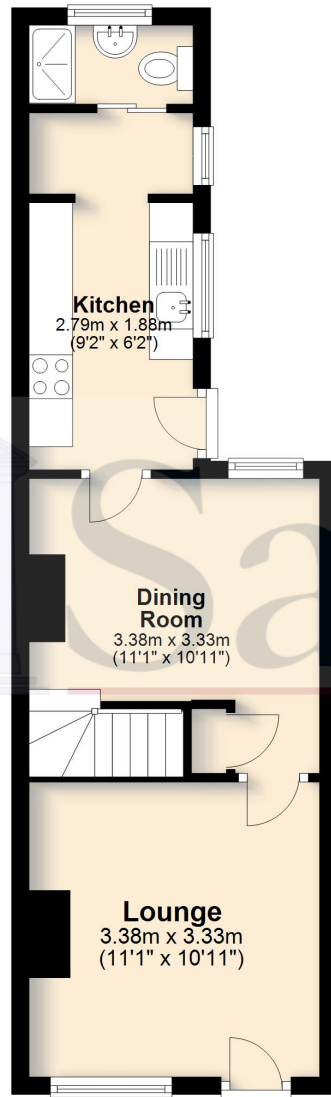
Draft particulars yet to be approved by the vendor and may be subject to change.



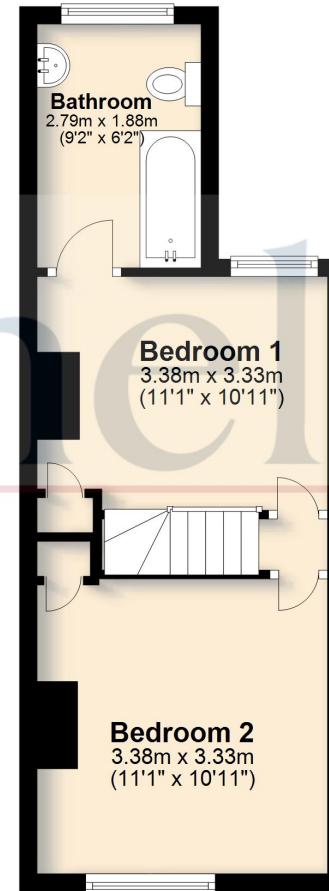


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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