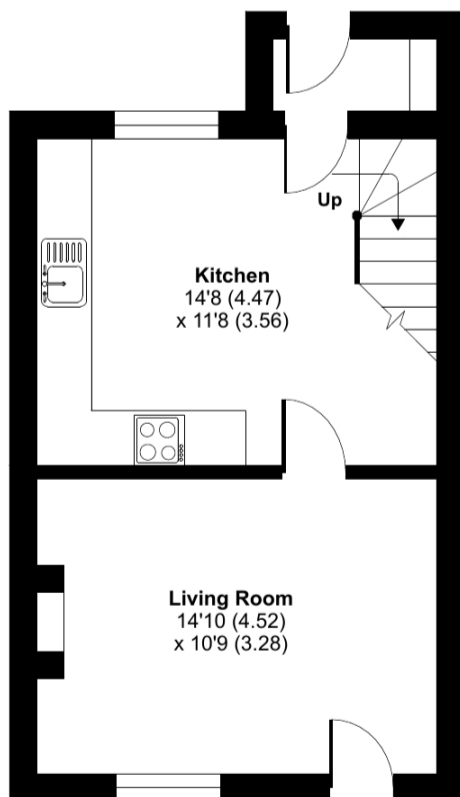
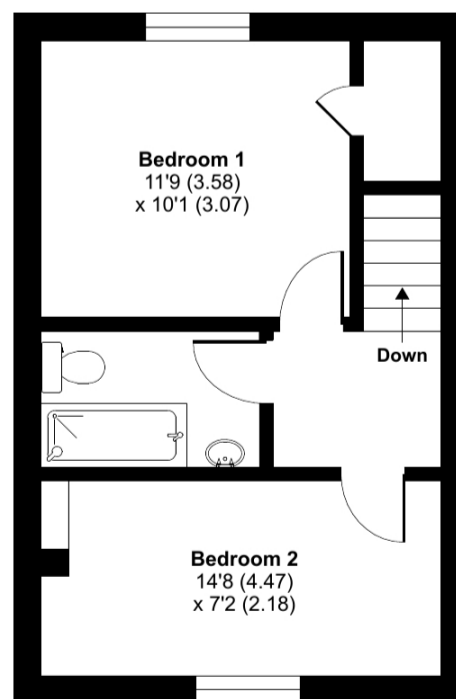




Approximate Area = 706 sq ft / 65.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	89
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1037990



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk



This well presented 2 bedroom cottage with 2 good size bedrooms is offered with no upward chain and boasts off road parking for 2 cars to the rear.

- No Upward chain
- Off road parking for 2 cars
- Re-fitted Kitchen with integrated appliances
- Small courtyard rear garden
- 14ft Lounge and 14ft Kitchen/Diner
- Well presented throughout. Just move in!

GROUND FLOOR

Lounge

4.52m x 3.28m (14' 10" x 10' 9")
Double-glazed window to front.
Radiator. Door to kitchen/diner.

Kitchen/Diner

4.47m x 3.56m (14' 8" x 11' 8")
Range of wall and base units with roll-edged worksurface over and upstands. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Built in electric oven. Electric hob with glass splashback and stainless steel extractor hood over. Space for American style fridge/freezer. Integrated dishwasher. Double-glazed window to rear. Radiator. Door to rear lobby. Stairs raising to first floor.



Rear Lobby

Space and plumbing for washing machine. Wall mounted gas boiler. Door on to courtyard garden.

FIRST FLOOR

Landing

Loft access. Doors on to bedrooms and bathroom.

Bedroom 1

3.58m x 3.07m (11' 9" x 10' 1")
Double-glazed window to rear.
Radiator. Storage cupboard with hanging rail.

Bedroom 2

4.47m x 2.18m (14' 8" x 7' 2")
Double-glazed window to front.
Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with shower over and curved glass side screen, low-level WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Extractor fan.

OUTSIDE

Front Garden

Paved pathway to front door with shingle border and brick retaining wall.

Rear Garden

Courtyard garden with paved patio area and brick retaining wall.

Parking

Off road parking for two cars.

