



7 Upperstone Close, Stotfold, Hitchin, Hertfordshire. SG5 4LW

| Satchells





## 2 Bedroom Terraced House

### Guide Price £299,000 Freehold

Set in a quiet cul-de-sac in the heart of Stotfold, this property offers modern living with a lovely sense of balance and space. The ground floor centres around a generous living/dining room, while the fitted kitchen is smartly finished and laid out for easy day to day living. Upstairs, two well-proportioned bedrooms are served by a sleek family bathroom, creating a practical layout. Outside, the added benefit of two allocated parking spaces makes everyday life that bit easier, and an enclosed garden provides your own private external space.

- Ideal first purchase
- Open plan living
- Well-equipped kitchen
- Family bathroom
- Economical heating
- Double glazing
- Fully enclosed rear garden
- Off road parking for two vehicles
- Cul-de-sac location
- EPC rating D. Council tax band C

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

Double glazed composite front door.

**Living/Dining Room:**

Abt. 15' 0" x 11' 6" (4.57m x 3.51m) A bright and airy open plan living/dining room. Stairs to first floor. Media point. Two electric radiators. Double glazed window to front. Laminate flooring.

**Kitchen:**

Abt. 5' 9" x 11' 6" (1.75m x 3.51m) A bright and airy kitchen fitted with a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Single oven with ceramic hob and extractor hood over. Fridge/freezer. Dishwasher. Washer/dryer. Double glazed window to rear. Double glazed composite door to rear garden. Tiled flooring.

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

Inset ceiling lights. Carpet as fitted.

**Bedroom One:**

Abt. 11' 0" x 11' 7" (3.35m x 3.53m) A generous double bedroom with double glazed window to front. Airing cupboard. Electric radiator. Inset ceiling lights. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 8" x 5' 6" (3.25m x 1.68m) Access to loft. Double glazed window to rear. Inset ceiling lights. Carpet as fitted.

**Bathroom:**

A three piece suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and low level WC. Fully tiled walls. Extractor fan. Shaver point. Double glazed window to rear. Inset ceiling lights. Tiled flooring.

**Outside:****Front Garden:**

A minimal frontage with path leading to front door. Decorative stones and shrubbery. Allocated parking spaces to the front of the property providing off road parking for two vehicles.



**Rear Garden:**

An attractive landscaped garden with paved patio area leading onto an established lawn with decorative stones to the rear. Timber planters. Timber shed. Outside light, tap and external socket.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





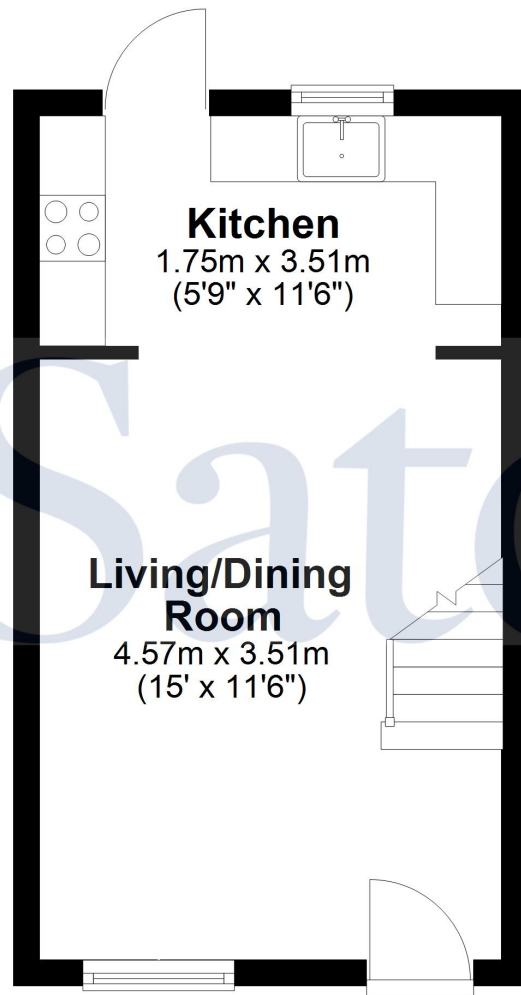


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

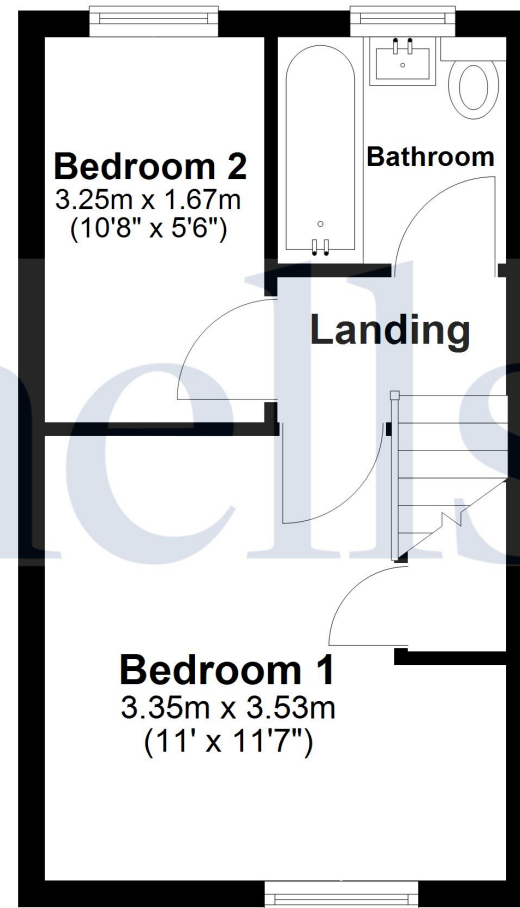
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## Ground Floor



## First Floor



For illustration 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.