



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

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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.

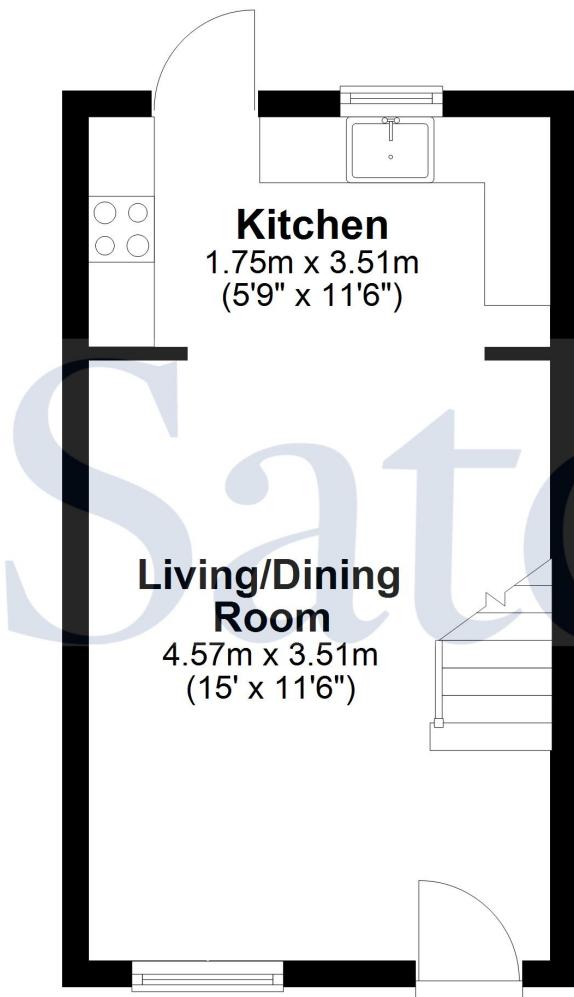




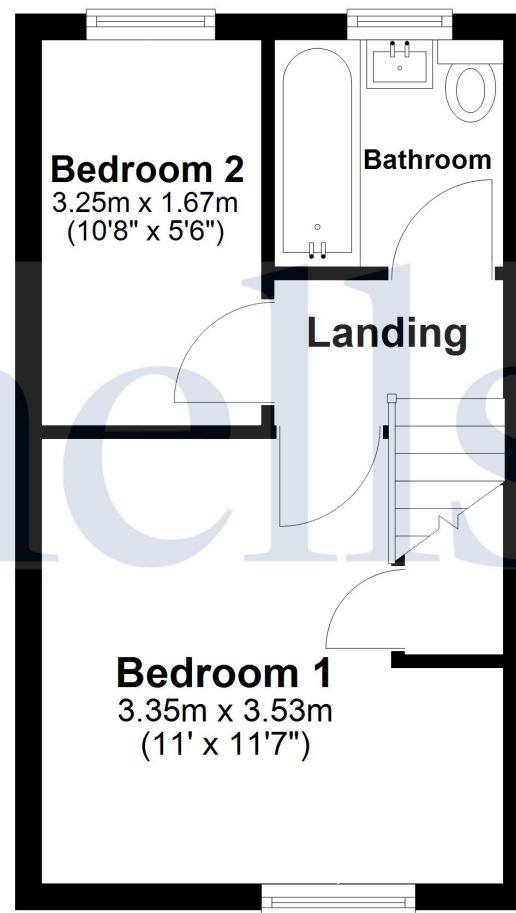
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Ground Floor



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.

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