



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





3 Bedroom Terraced House

Guide Price £325,000 Freehold

Early viewing is strongly advised on this lovely CHAIN FREE three bedroom cottage located close to the heart of Stotfold that benefits from allocated off road parking.

Beautifully presented throughout the accommodation comprises entrance porch, a good size living room with feature wood burner, an 'L' shaped kitchen/breakfast room, refitted bathroom and conservatory to the ground floor, whilst to the first floor are three bedrooms. Externally there is an enclosed low maintenance garden with artificial lawn, front garden and allocated off road parking located to the rear of the property. Further benefits include gas central heating and double glazing.



- Attractive terraced property
- Three bedrooms
- Off road parking for one car
- Living room with feature wood burner
- Fitted kitchen/breakfast room
- Conservatory
- Refitted ground floor bathroom
- Enclosed rear garden
- Must be viewed
- EPC rating D. Council tax band B

Ground Floor:**Front Door:**

Composite double glazed front door.

Entrance Porch:

An enclosed entrance porch with double glazed window to side. Wood flooring. Door leading to:

Living Room:

Approx. 20' 6" x 11' 11" (6.25m x 3.63m) A good size living room with double glazed window to front. Feature fireplace with inset wood burner and slate hearth. Two radiators. Television point. Stairs to first floor. Coving to ceiling. Solid wood flooring.

Kitchen/Breakfast Room:

Approx. 15' 2" x 11' 9" (4.62m x 3.58m) maximum measurements. A well appointed 'L' shaped kitchen/breakfast room comprising a good range of eye and base level units with ample roll top work surfaces and breakfast bar. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Tiled splash back area. Wall mounted gas boiler. Heated towel rail. Window to side. Double glazed Velux window. Double glazed door leading to the conservatory. Tiled flooring.

Conservatory:

Approx. 8' 8" x 7' 8" (2.64m x 2.34m) Of brick and Upvc double glazed construction. Double glazed French doors lead to the rear garden. Power and light. Vinyl flooring.

First Floor:**Landing:**

Doors to all bedrooms. Carpet as fitted.

Bedroom One:

Approx. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Approx. 9' 11" x 6' 11" (3.02m x 2.11m) Double glazed window to rear. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom Three:

Approx. 9' 1" x 7' 0" (2.77m x 2.13m) Double glazed window to rear. Radiator. Loft access.

Outside:**Front Garden:**

A small frontage retained with a brick wall and wrought iron railings. Attractive shrubs.

Rear Garden;

An enclosed, low maintenance rear garden with an artificial lawn. Gated side access leading to the parking area.

Parking:

An allocated parking space located to the rear of the property.

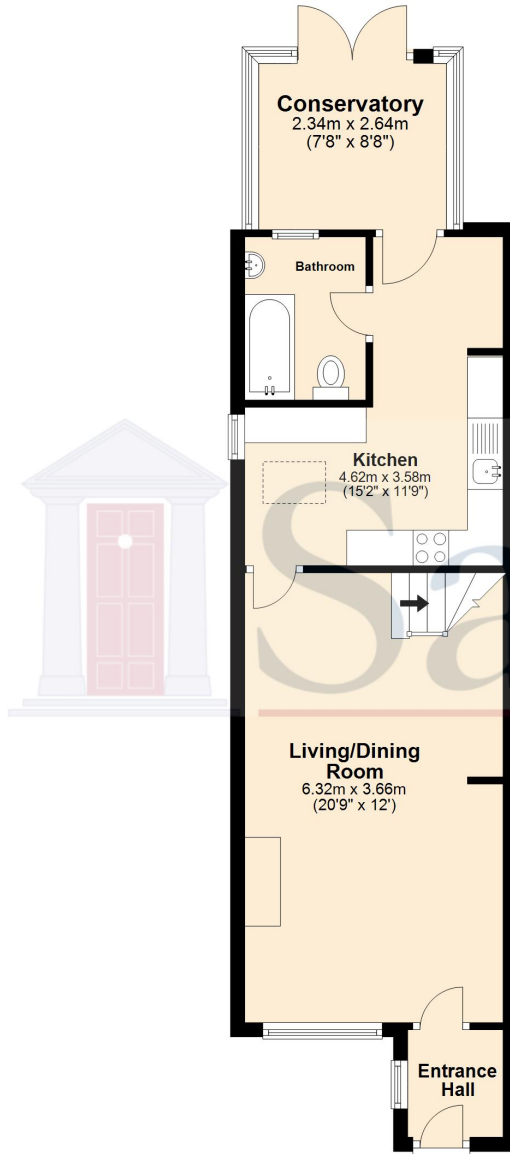




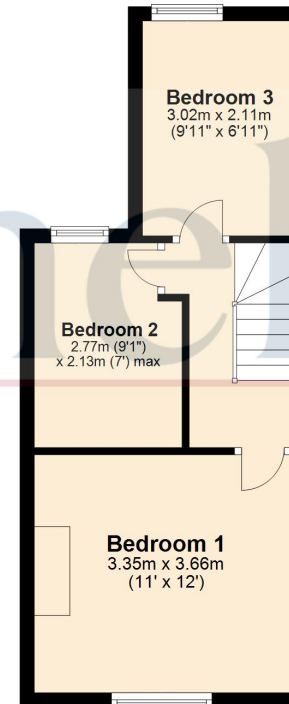
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Ground Floor



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.