



27 Astwick Road, Stotfold, Hitchin, Bedfordshire. SG5 4AT





## 2 Bedroom Terraced House

### Guide Price £300,000 Freehold

Offered for sale is this generous and well presented two double bedroom character cottage situated along the desirable Astwick Road.

Internally this pleasant accommodation comprises a spacious living/dining room and fitted kitchen with access to the rear of the property. To the first floor are two generous double bedrooms, one with built in wardrobes and family bathroom. Externally the large, mature garden offers a brick built shed and decking area that is an excellent space for entertaining or to just relax with a beverage of your choice.



- Character cottage
- Two double bedrooms
- First floor bathroom
- Spacious living/dining room
- Fitted kitchen
- Fitted wooden shutters
- Large rear garden
- Brick built outbuilding
- Ideal investment or first purchase
- EPC rating C. Council tax band B

## **Ground Floor**

### **Living/Dining Room:**

Abt. 19' 5" x 11' 7" (5.92m x 3.53m) A generous and versatile living space. Access to first floor. Double glazed window to front. Built in shutters. Two radiators. Laminate flooring.

### **Kitchen:**

Abt. 10' 5" x 10' 2" (3.17m x 3.10m) This kitchen offers a range of eye and base level units with ample wooden worktops. Single drainer stainless steel sink unit. Space for oven, washing machine and fridge/freezer. Breakfast bar with shelving over. Double glazed window and door to rear. Access to gas boiler. Radiator. Vinyl flooring.

## **First Floor**

### **Landing:**

Access to storage cupboard. Laminate flooring.

### **Bedroom One:**

Abt. 11' 6" x 11' 4" max (3.51m x 3.45m) Spacious double bedroom with double glazed window to front with shutters. Radiator. Access to loft. Laminate flooring.

### **Bedroom Two:**

Abt. 10' 2" x 8' 10" (3.10m x 2.69m) A bright bedroom with built in wardrobes. Double glazed window to rear with shutters. Carpet as fitted.

### **Family Bathroom:**

A white three piece bathroom comprising bath with shower over and glass screen, pedestal hand wash basin and low level wc. Fully tiled leading to half tiled walls. Wall hung vanity unit. Shaving point. Radiator. Inset ceiling lights. Window to rear. Tiled flooring.

## Outside

### Front:

Access to property via front door.

### Rear Garden:

A large rear garden mainly laid to lawn with decking area that creates the perfect space for entertaining. Brick built shed. Initial this garden is accessed via an open plan courtyard area that grants right of way to the neighbouring properties.

## Agents Note:

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

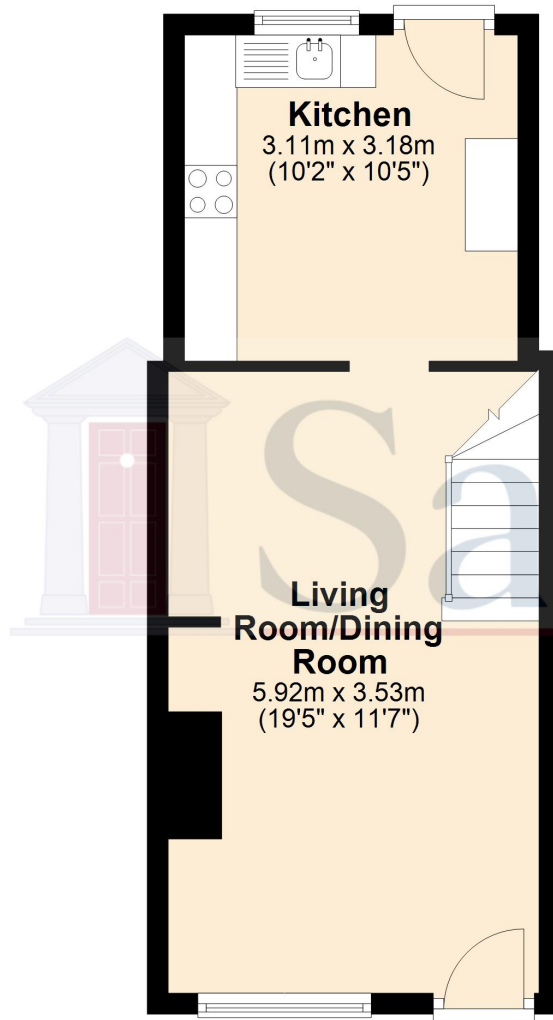




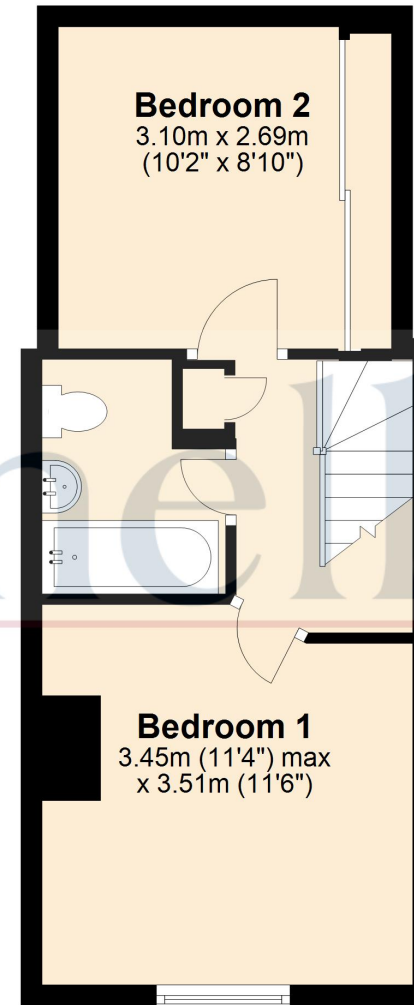
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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