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properties

For Sale

54, Astral Close

Lower Standon,  
Bedfordshire, SG16 6EL,  
Offers in excess of £200,000

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\*\* MOTIVATED SELLER \*\* This 1 bedroom home has undergone complete refurbishment and is offered in superb condition throughout boasting stylish re-fitted kitchen and bathroom. The property is an ideal first time buy or investment with approx rental income of £925 pcm. The owners have found an empty property they love !

- Stylish re-fitted kitchen and bathroom
- Open plan Living Room/Kitchen with under floor heating
- Bedroom with built in wardrobes and large storage cupboard
- New boiler installed 2023
- Enclosed garden laid mainly to lawn
- Just a short commute into nearby Hitchin with its vibrant cafe's and bars and rail links into London & Cambridge

## GROUND FLOOR

### Entrance

Reception door opening into:

### Open Plan Living Room/Kitchen

17' 7" x 14' 8" (5.36m x 4.47m)

#### Living Room:

Double glazed leaded light walk in bay window to front. Ceramic tiled floor with underfloor heating. Stairs rising to first floor. Electric radiator.

#### Kitchen:

A range of wall and base units with complementary worksurfaces and under counter lighting. Inset ceramic sink with drainer and swan neck mixer tap over. Integrated electric oven and induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Vertical radiator. Ceramic tiled flooring with underfloor heating. Double glazed leaded light window to front.



## FIRST FLOOR

### Landing

Loft access to partially boarded loft space with ladder and light. Door into bedroom and bathroom.

### Bedroom

11' 6" x 10' 9" (3.51m x 3.28m) Double glazed leaded light walk in bay window to front. Built in wardrobes with mirrored sliding doors. Large storage cupboard with space for tumble dryer. Two wall lights.

Radiator.

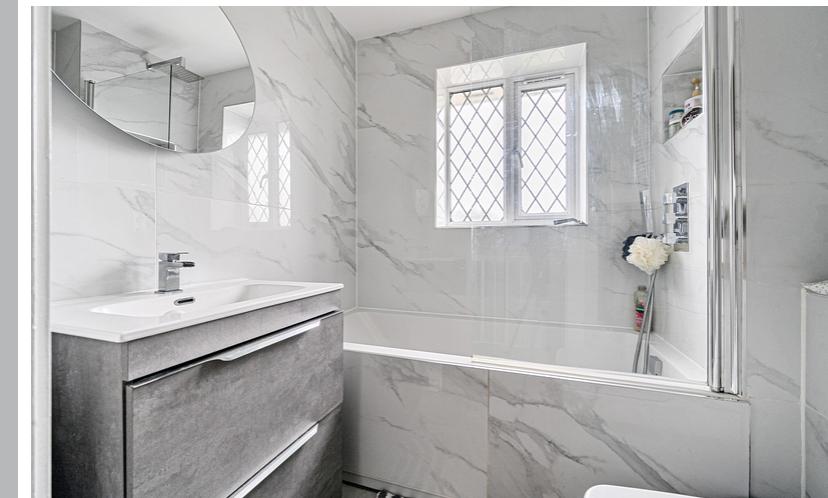
### Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, vanity wash hand basin and low level wc. Ceramic tiled flooring and fully tiled walls with marble effect tiles. Heated towel rail. Double glazed leaded light window to front.

## OUTSIDE

### Garden

Laid mainly to lawn with paved pathway to front door. Enclosed by timber fencing. Wall light and cold water tap.



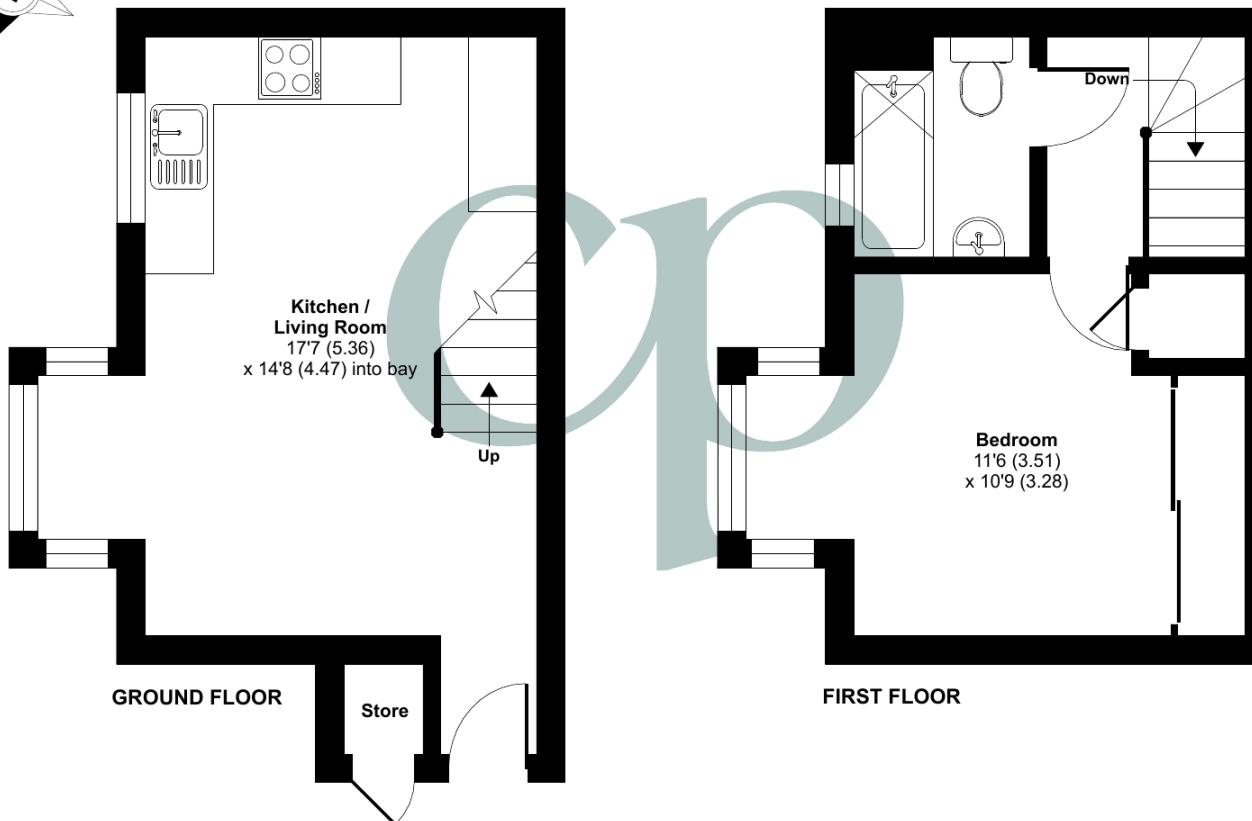


Approximate Area = 447 sq ft / 41.5 sq m

Outbuilding = 6 sq ft / 0.6 sq m

Total = 453 sq ft / 42.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024.  
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Viewing by appointment only

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