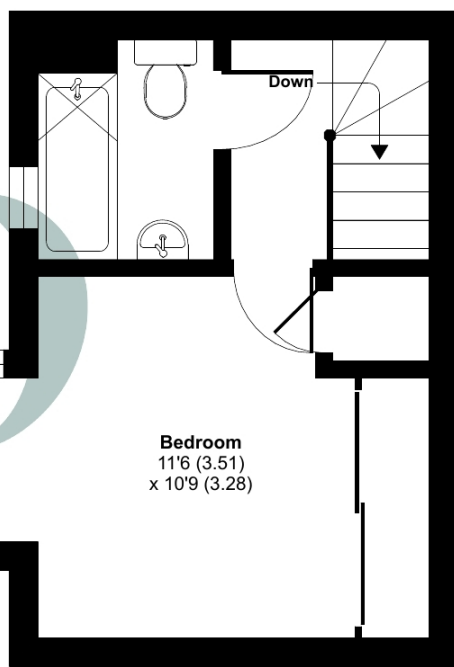
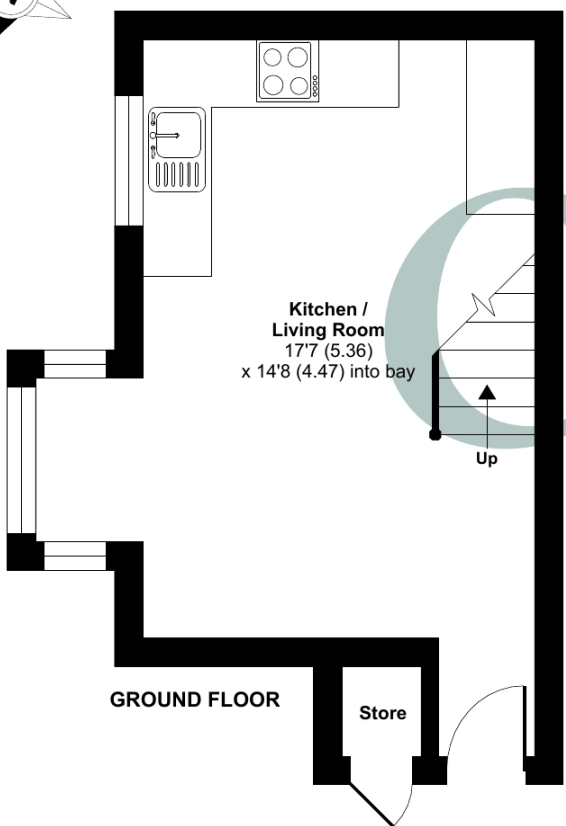




Approximate Area = 447 sq ft / 41.5 sq m  
Outbuilding = 6 sq ft / 0.6 sq m  
Total = 453 sq ft / 42.1 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	90
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1121360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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www.country-properties.co.uk



**\*\* 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.

