



Olympus Road, Henlow, Bedfordshire. SG16 6HD

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## 2 Bedroom End of Terrace House Guide Price £315,000 Freehold

Early viewing is strongly advised on this CHAIN FREE beautifully presented two bedroom end terrace home, located in a quiet residential area and close to many countryside walks.

Internally the accommodation comprises entrance hall, a light and airy lounge, inner hallway, cloakroom/wc and a fully fitted kitchen/diner with integrated appliances to the ground floor. Upstairs are two double bedrooms and a refitted bathroom with double width shower cubicle. Externally is a well presented and good size facing rear garden, charming front garden and allocated parking for three cars. Further benefits include gas central heating and double glazing. A lovely home that must be viewed internally.

- Spacious end terrace home
- Two double bedrooms
- Fully fitted kitchen/diner
- Light and airy lounge
- Ground floor cloakroom
- Refitted bathroom
- Well presented gardens
- Allocated parking for three cars
- Chain free
- Awaiting EPC. Council tax band B



## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Carpet as fitted. Door to living room.

### **Living Room:**

Abt. 15' 6" x 10' 8" (4.72m x 3.25m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

### **Inner Hall:**

Stairs to first floor, double glazed door to rear garden. Radiator. Carpet as fitted.

### **Cloakroom:**

A white suite comprising low level WC and wash hand basin. Tiled splashback area. Double glazed window to rear. Vinyl flooring.

### **Kitchen/Dining Room:**

Abt. 13' 1" x 8' 6" (3.99m x 2.59m) A well appointed kitchen/diner comprising a good range of eye and base level units with ample work surface. Single drain stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated washing machine and dishwasher. Space for fridge freezer. Cupboard housing gas boiler. Double glazed window to rear. Radiator. Vinyl flooring.

### **First Floor Landing:**

Double glazed window to front. Loft access. Large storage cupboard. Radiator. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 7" x 9' 11" (3.84m x 3.02m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

### **Bedroom Two:**

Abt. 12' 6" x 9' 6" (3.81m x 2.90m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with counter top wash hand basin and low level WC. Part tiled walls. Heated towel radiator. Double glazed window to rear. Vinyl flooring.

### **Outside**

#### **Rear Garden:**

An attractive rear garden with paved patio area that leads to an established lawn with well stocked raised beds. Timber shed to remain. Gated rear access. Outside tap. Outside light.

#### **Front Garden:**

A charming front garden retained by low level hedging. Block paved pathway to the front door with decorative slate and the remainder laid to lawn.

### **Parking:**

The property benefits from 3 allocated parking spaces.

### **Additional Information**

#### **Agents Note:**

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

### **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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

## Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: TBC

Electric: Mains supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: Good (provider Three)

Tenure: Freehold

Council Tax Band: B

Council tax payable: £1050 per annum (inclusive of water bill)

For further material information please contact the office marketing this property.

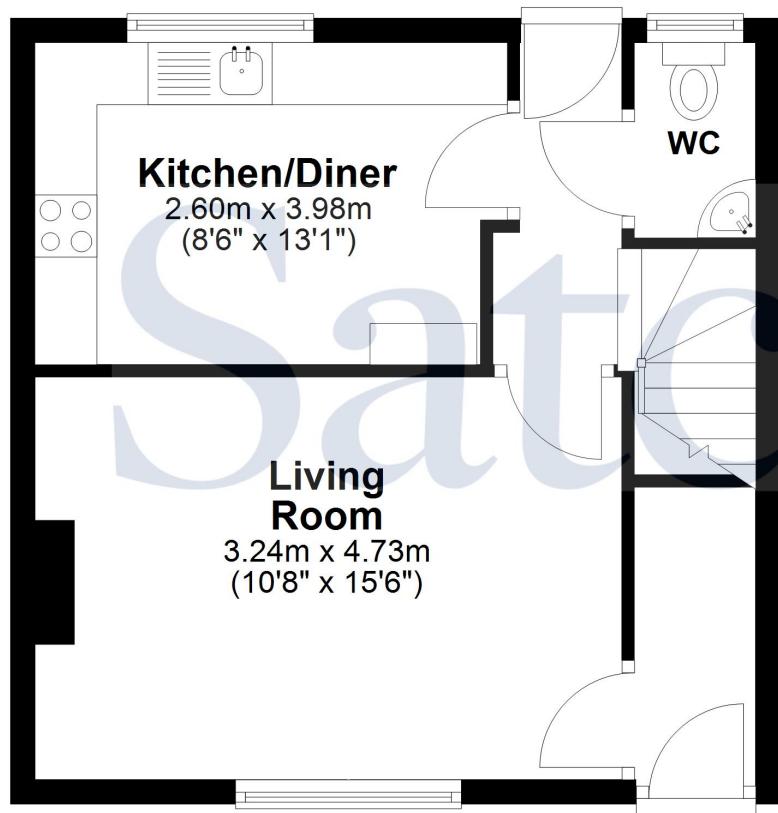




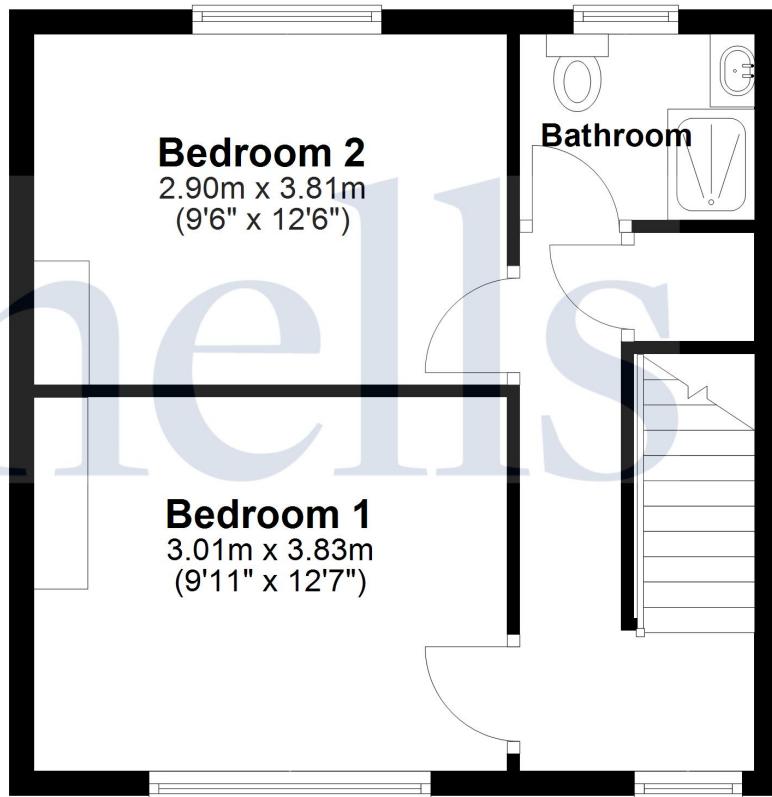
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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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