



Regent Court, Stotfold, Hitchin, Hertfordshire. SG5 4AJ

Satchells



## 3 Bedroom Terraced House

### Guide Price £294,000 Freehold

A spacious three bedroom family home with accommodation over three floors. CHAIN FREE!

Well positioned, overlooking The Green, the accommodation comprises entrance hall, cloakroom and a kitchen/dining room to the ground floor, a light and airy lounge and the principal bedroom to the first floor and to the second floor two further generous bedrooms and a family bathroom. Externally is a low maintenance rear garden. There are communal parking bays for parking.

- Spacious family home
- Three generous bedrooms
- Kitchen/dining room
- Light and airy lounge
- Ground floor cloakroom
- Family bathroom
- Overlooking The Green
- Front and rear gardens
- Chain free
- EPC rating D. Council tax band C



## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Three large storage cupboards. Radiator. Dado rail. Vinyl flooring.

### **Cloakroom:**

A white suite comprising low level wc and wash hand basin. Half tiled walls. Double glazed window to rear. Vinyl flooring.

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

Abt. 22' 4" x 8' 8" (6.81m x 2.64m) A well appointed kitchen/dining room comprising a good range of eye and base level units with a range of worksurfaces. Built in four ring gas hob, electric oven and extractor hood. Single drainer stainless steel one and a half bowl sink unit. Plumbing for automatic washing machine. Tiled splashback area. Double glazed window to front. Double glazed door and window to rear garden. Radiator. Coved ceiling. Vinyl flooring.

## **First Floor**

### **Landing:**

Doors to living room and bedroom. Carpet as fitted.

## **Living Room:**

Abt. 13' 11" x 11' 7" (4.24m x 3.53m) Double glazed window to front. Feature fireplace with inset electric fire. Radiator. Television and telephone points. Stairs to second floor. Coved ceiling. Laminate flooring.

## **Bedroom One:**

Abt. 15' 1" x 8' 11" (4.60m x 2.72m) Double glazed window to rear. Radiator. Carpet as fitted.

## **Second Floor**

### **Second Floor Landing:**

Storage cupboard. Carpet as fitted.

## **Bedroom Two:**

Abt. 11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to front. Built in double wardrobe. Cupboard housing gas boiler. Radiator. Carpet as fitted.

## **Bedroom Three:**

Abt. 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to rear. Built in wardrobe. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with shower over, vanity unit with inset wash hand basin and low level wc. Fully tiled walls. Double glazed window to rear. Inset ceiling lights. Radiator. Vinyl flooring.

**Outside****Front Garden:**

Path to front door. Area laid to lawn.

**Rear Garden:**

A low maintenance rear garden with paved patio area and artificial lawn. Gated rear access.

**Parking:**

There are communal parking bays.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by the vendor and may be 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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

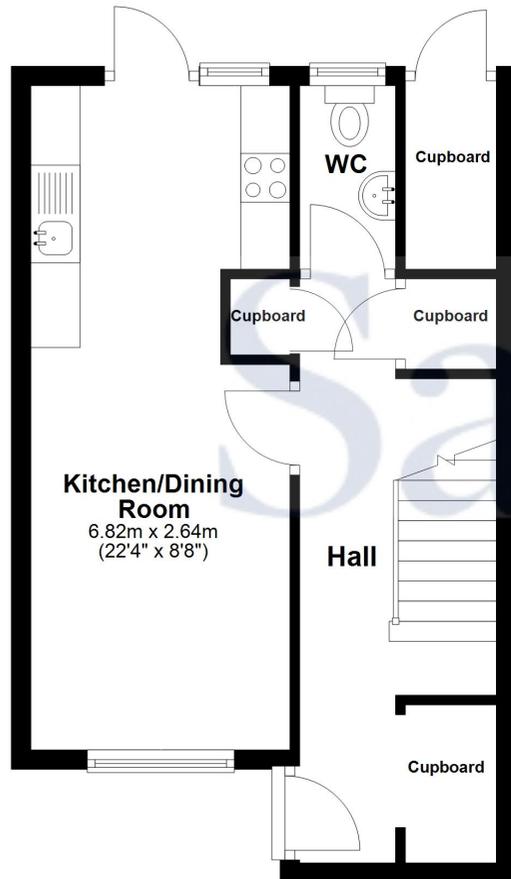




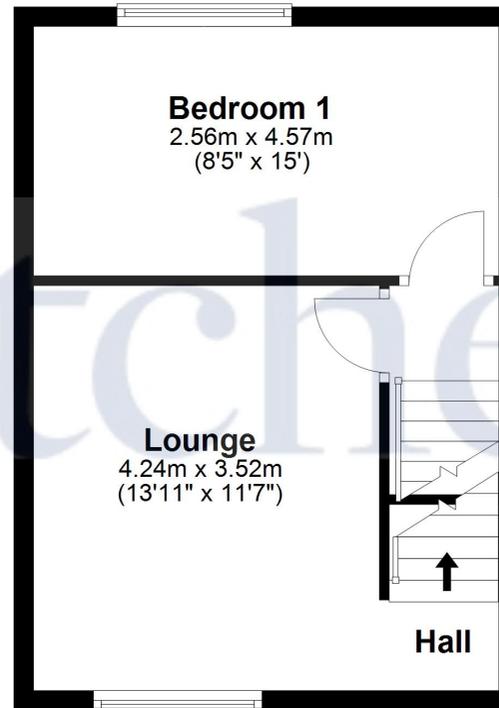
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

# Satchells

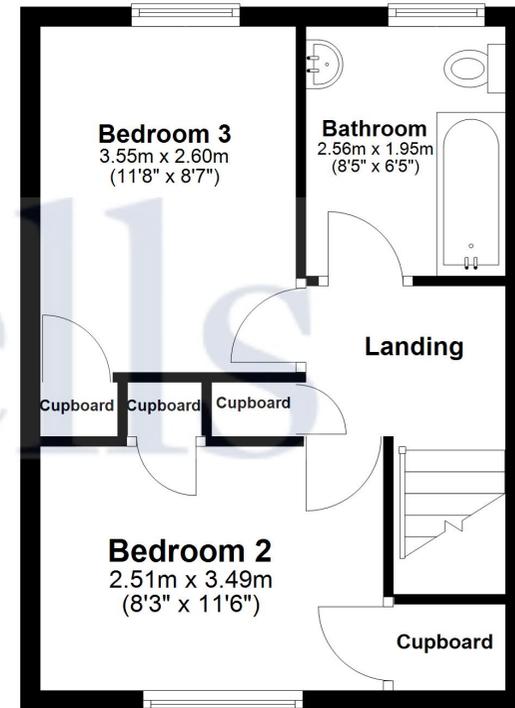
## Ground Floor



## First Floor



## Second 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.