



Mowbray Crescent, Stotfold, Hitchin, Hertfordshire. SG5 4DY





3 Bedroom Semi-Detached House

Guide Price £350,000 Freehold

Located in a popular no through road with easy access to all local amenities is this chain free three bedroom semi-detached family home with attractive gardens to front and rear, driveway and garage.

Whilst in need of some modernisation, this property represents excellent value for money and offers a good sized accommodation that comprises entrance, cloakroom, hallway, kitchen and a spacious living room to the ground floor. To the first floor are three generous bedrooms, two with built-in wardrobes, and a refitted bathroom. Externally are attractive, private gardens to the front and rear, a garage and driveway to provide further off road parking.



- Semi detached family home
- Large light and airy living room
- Kitchen
- Ground floor cloakroom
- Three generous bedrooms
- Refitted bathroom
- Attractive gardens
- Garage and driveway
- Chain free
- EPC rating C. Council tax band D

Ground Floor

Front Door:

Double glazed front door.

Entrance:

Radiator. Carpet as fitted. Doors to cloakroom and hallway.

Cloakroom:

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

Hall:

Stairs to first floor. Radiator. Carpet as fitted.

Kitchen:

Abt. 12' 2" x 8' 5" (3.71m x 2.57m) Comprising a range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashback area. Larder cupboard. Further storage cupboard. Double glazed window to front. Wall mounted gas boiler. Part glazed door leading to the covered side passage. Tiled flooring.

Living Room:

Abt. 17' 0" x 16' 0" (5.18m x 4.88m) A good size living room with double glazed window to rear and double glazed French doors leading out to the rear garden. Two radiators. Television point. Understairs storage cupboard. Coved ceiling. Carpet as fitted.

First Floor

Landing:

Airing cupboard. Storage cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 14' 3" x 9' 6" (4.34m x 2.90m) Double glazed window to rear. Radiator. Built in wardrobes. Carpet as fitted.

Bedroom Two:

Abt. 12' 3" x 9' 6" (3.73m x 2.90m) Double glazed window to front. Radiator. Built in wardrobes. Carpet as fitted.

Bedroom Three:

Abt. 9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A refitted white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc with concealed cistern. Shaver point. Heated towel rail. Double glazed window to front. Fully tiled walls. Vinyl flooring.

External Front Garden:

An attractive front garden laid mainly to lawn with a variety of plants, shrub and trees. Path to front door. Driveway leading to the garage.

Rear Garden:

A mature garden with established lawn and well stocked borders. Patio areas. The covered side passage leads back to the front of the property.

Garage:

A single brick built garage with up and over door. Power and light. A personal doors leads to the side passage.

Agents Note:

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

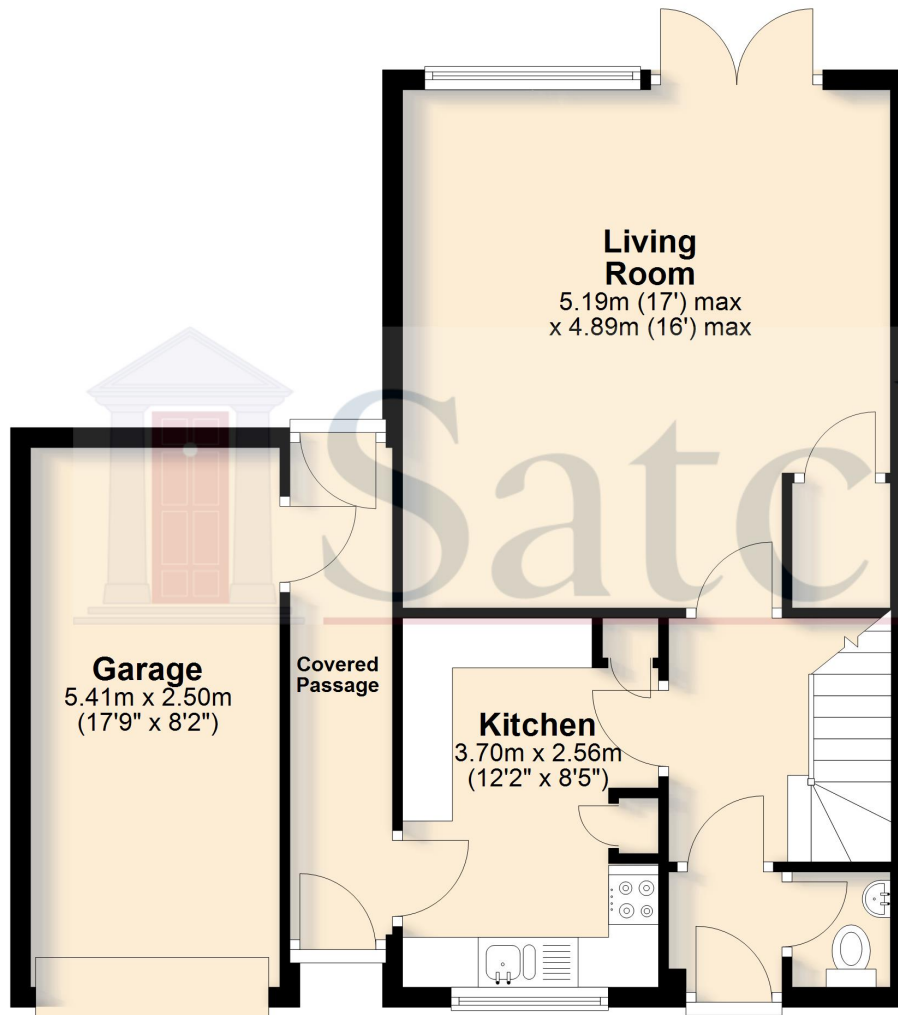




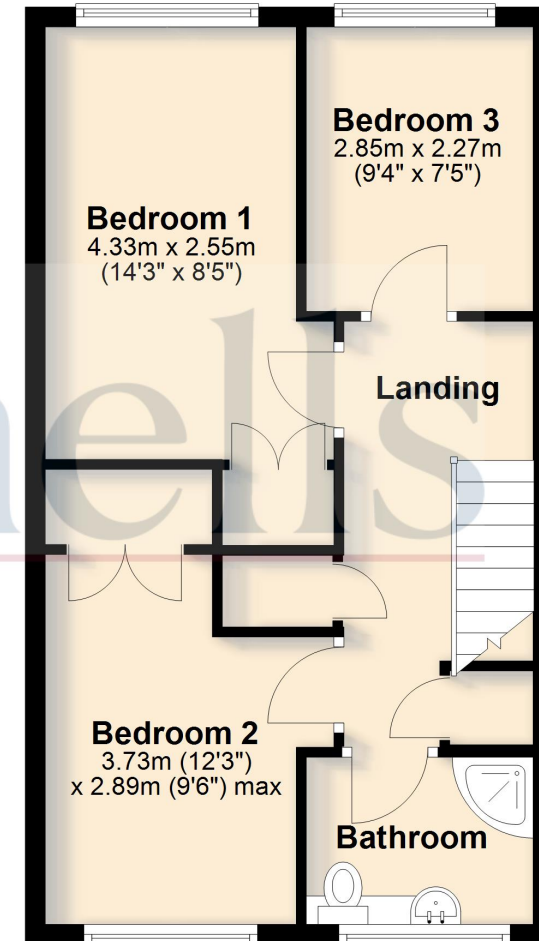
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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