



Brook Street, Stotfold, Hitchin, Hertfordshire. SG5 4LA

Satchells



3 Bedroom End of Terrace House

Guide Price £339,995 Freehold

What a superb property! This character home oozes charm and is totally individual in style making it a unique opportunity!

Internally the accommodation is well presented throughout and has the benefit of natural light flooding in through the southerly aspect windows. The accommodation begins on the ground floor with an entrance porch, cloakroom, a dining room with exposed wooden floorboards, a well-appointed kitchen and cosy lounge with double doors leading to the garden. In addition there is a large principal bedroom and bathroom located on the ground floor. To the first floor there are two further bedrooms. Outside the south facing garden is private and low maintenance and provides an excellent area to unwind. There is also a driveway that provides off road parking for two cars.



- Charming cottage
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Ground floor bathroom
- Southerly facing garden
- Ground floor cloakroom
- Off road parking
- Must be viewed
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance:

Double glazed window to side. Tiled flooring. Doors to cloakroom and dining room.

Cloakroom:

A white suite comprising a vanity unit with inset wash hand basin and low level WC. Double glazed window to side. Half tiled walls. Heated towel rail. Tiled flooring.

Dining Room:

Abt. 13' 0" x 9' 9" (3.96m x 2.97m) Double glazed window to side. Radiator. Stained floorboards.

Kitchen:

Abt. 12' 8" x 8' 1" (3.86m x 2.46m) A well-appointed kitchen comprising a good range of eye and base level units with ample solid wood worktops. Butler sink. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dish washer. Space for fridge/freezer. Tiled splashback area. Double glazed window to side. Tiled flooring. Stairs to first floor.

Lounge:

Abt. 11' 7" x 9' 8" (3.53m x 2.95m) Double glazed French doors leading out to the garden. Television point. Radiator. Laminate flooring. Door to inner hallway.

Inner Hall:

Inset ceiling lights. Laminate flooring.

Bedroom One:

Abt. 15' 7" x 10' 2" (4.75m x 3.10m) Double glazed window to side. Inset ceiling lights. Radiator. Laminate flooring.

Lobby:

Storage cupboard. Laminate flooring. Door to bathroom.

Bathroom:

A white suite comprising a panelled bath with central mixer tap and rainfall shower, vanity unit with counter top wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed window. Carpet as fitted.

First Floor

Landing:

Over stairs storage cupboard. Access to a boarded loft space that also houses the gas boiler.

Bedroom Two:

Abt. 12' 10" x 10' 1" (3.91m x 3.07m) Double glazed window to side. Radiator. Stained floorboards.

Bedroom Three:

Abt. 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to side. Radiator. Stained floorboards.

Outside Garden:

A low maintenance southerly facing garden that has recently been re-patioed. Timber shed to remain. Gated access. Outside tap.

Driveway:

A block paved driveway provides off road parking for 2 cars.

Additional Information

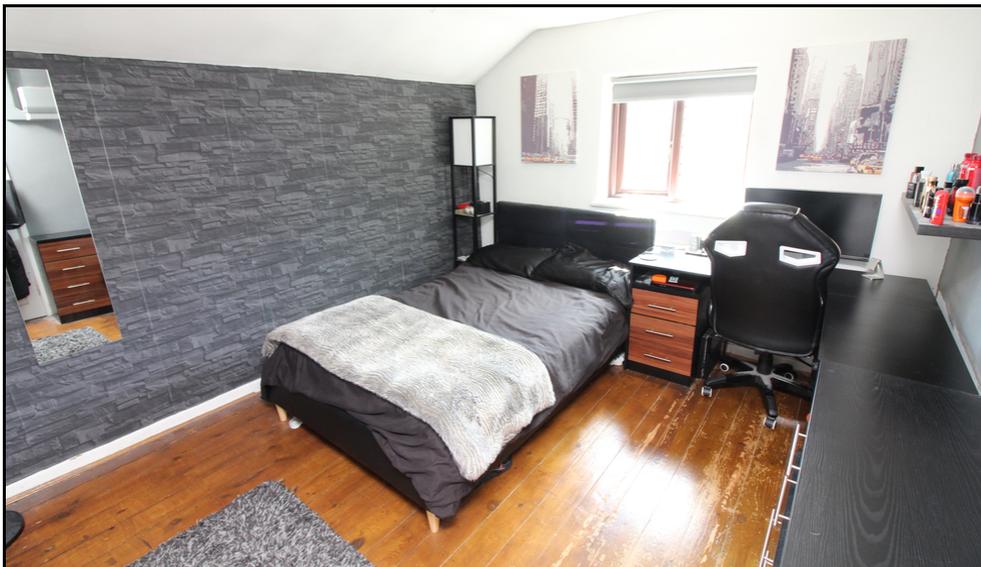
Agents Note:

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

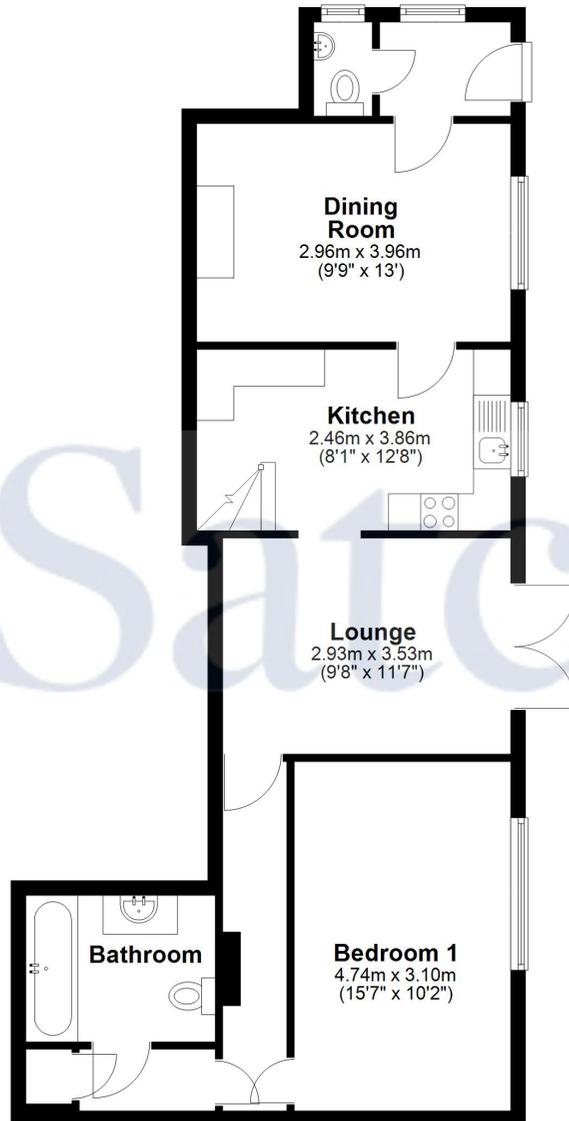




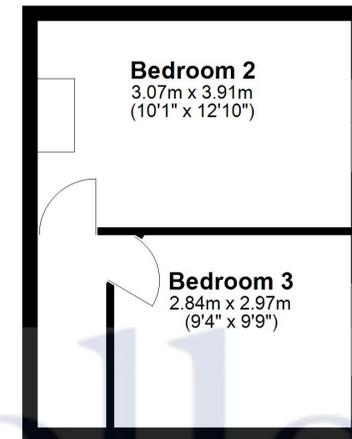
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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