



Princes Street, Stotfold, Hitchin, Hertfordshire. SG5 4EP





## 3 Bedroom Terraced House

### Guide Price £315,000 Freehold

CHAIN FREE! Located in a pleasant cul-de-sac location, overlooking a green, is this generous three bedroom family home.

- Chain free
- Spacious family home
- Modernisation work started
- Newly fitted kitchen
- Dual aspect living room
- Three generous bedrooms
- Updated family bathroom
- Mature gardens
- Pleasant off road position
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

Stairs to first floor. Carpet as fitted.

### **Living Room:**

Abt. 17' 11" x 10' 11" (5.46m x 3.33m) A dual aspect living room with double glazed window to front and double glazed sliding patio doors to conservatory. Inset coal living flame gas fire with tiled hearth. Picture rail. Carpet as fitted.

### **Conservatory:**

Abt. 12' 6" x 9' 3" (3.81m x 2.82m) Of brick and upvc double glazed construction. Double glazed door to rear garden. Radiator. Power and light. Carpet as fitted.

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

Abt. 17' 11" x 11' 2" (5.46m x 3.40m) A newly refurbished kitchen/dining room comprising a good range of eye and base level units with ample worksurfaces. Radiator. Access to understairs cupboard. Double glazed door and window to rear. Double glazed window to front. Tiled flooring. Aspect to be finalised by the current vendors prior to completion.

## **First Floor**

### **Landing:**

Double glazed window to rear. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 3" x 11' 8" (3.73m x 3.56m) Double glazed window to front. Radiator. Storage cupboard. Carpet as fitted.

### **Bedroom Two:**

Abt. 11' 1" x 9' 0" (3.38m x 2.74m) Double glazed window to front. Radiator. Built in wardrobe. Loft access. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 8" x 8' 0" (2.64m x 2.44m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bathroom:**

A newly upgraded white three piece suite comprising double width shower tray with shower over, pedestal hand wash basin and low level wc. Full PVC cladded walls and ceiling. Double glazed window to rear. Radiator. Tiles flooring. Aspect to be finalised by the current vendors prior to completion.

## External

### Front Garden:

A good size front garden with block paved pathway leading to the front door. Artificial lawn.

### Covered Side Passage:

Covered side access with doors to front and rear.

### Rear Garden:

A sizeable rear garden with patio area. Large timber shed.

### Agents Note:

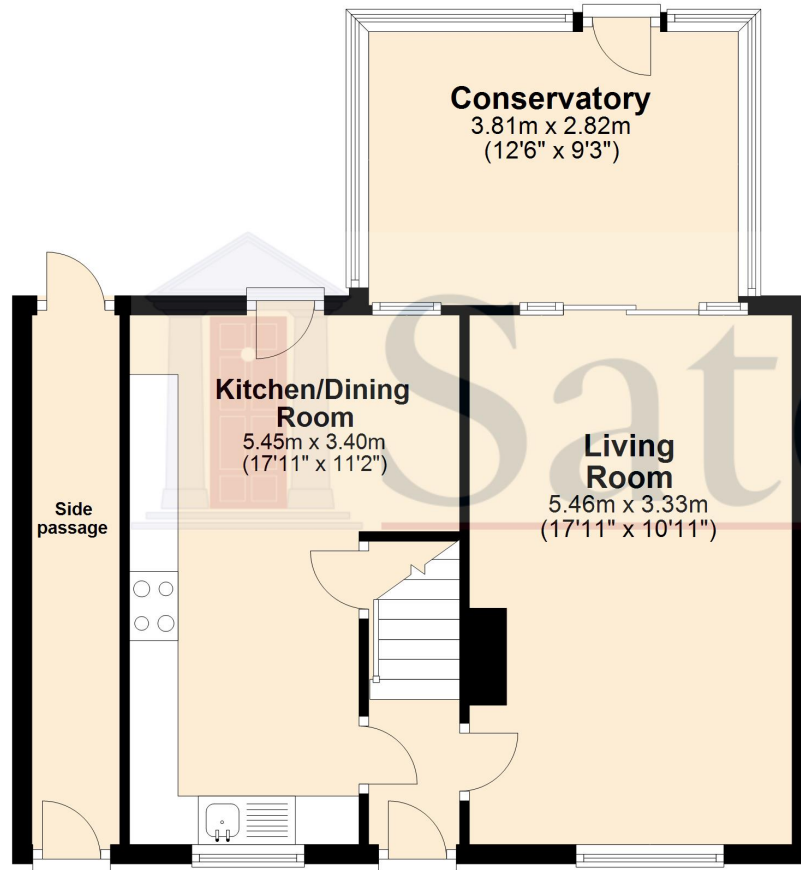
Draft particulars yet to be approved by the vendor and may be subject to change.



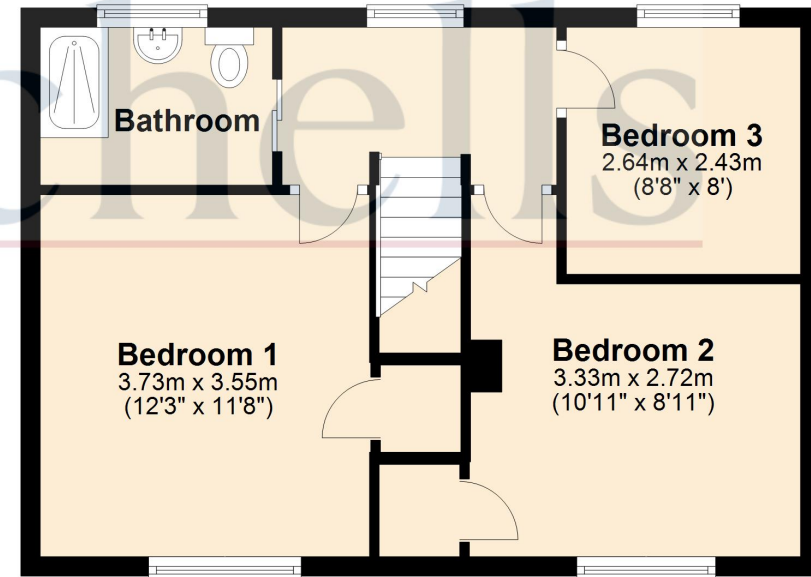


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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