



# Middlemarch

Fairfield, Hitchin,  
Bedfordshire, SG5 4JJ  
**Shared Ownership £100,800**

country  
properties



**\*\*Shared ownership – 32% Share\*\*** This well positioned 2 bedroom property is a stone's throw from the exclusive 'Bannatynes' Health Club and Spa along with Tesco Express nearby for convenience. Offering a 18ft Kitchen, Lounge, Diner, Upstairs and Downstairs bedroom and main bathroom.

- 32% Shared ownership
- Shared ownership information via shared ownership company 'Amplius' is available upon request
- Private rear garden
- 2 Double Bedrooms
- Beautifully presented throughout
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect vinyl flooring. Doors to Kitchen/ Living/ Dining Room and Bedroom Two. Stairs rising to first floor. Radiator.

#### Kitchen/ Living / Dining Room

18' 4" (max) x 13' 1" (max) (5.58m max x 3.99m max) Open plan Kitchen / Living / Dining room. Kitchen with range of wall and base units with worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over and Smeg perspex splashback. Integrated oven and electric hob with stainless steel extractor hood over and Smeg perspex splashback. Tiled splashbacks. Space for fridge/freezer and washing machine to remain. Tiled effect vinyl flooring. Living Room and Dining area with fitted carpet, large multi pane window and patio door onto rear garden. Understairs storage cupboard and radiator.



## Bedroom Two

10' 8" x 9' 5" (3.26m x 2.88m) Multi pane window to front aspect. Fitted carpet. Radiator.

## FIRST FLOOR

### Landing

Fitted carpet. Doors to Bedroom One, Bathroom and Store.

### Bedroom One

14' 8" (max) x 11' 4" (max) (4.47m max x 3.46m max) Master bedroom with vaulted ceiling and Velux window with fitted blind to rear aspect. Fitted carpet. Radiator.

### Store

6' 9" x 3' 8" (2.05m x 1.12m) Storage cupboard housing a combi boiler.

### Bathroom

Part tiled bathroom suite comprising wash hand basin, low level WC and bath tub with shower over. Two wall mounted mirrored cabinets. Tiled effect vinyl flooring. Radiator.

## OUTSIDE

### Rear Garden

Mainly laid to lawn. Paved patio area. Decking area to rear. Conifer trees. Timber garden shed to remain.

### Parking

Allocated parking space for one car plus visitors parking.

### Agents Note

SHARED OWNERSHIP 32 % share

The vendor informs us that the current shared ownership rent for the remaining 68% of ownership is £464.92 pcm plus £233.12 monthly service charge

Length of lease: 125 years from 1 September 2008

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

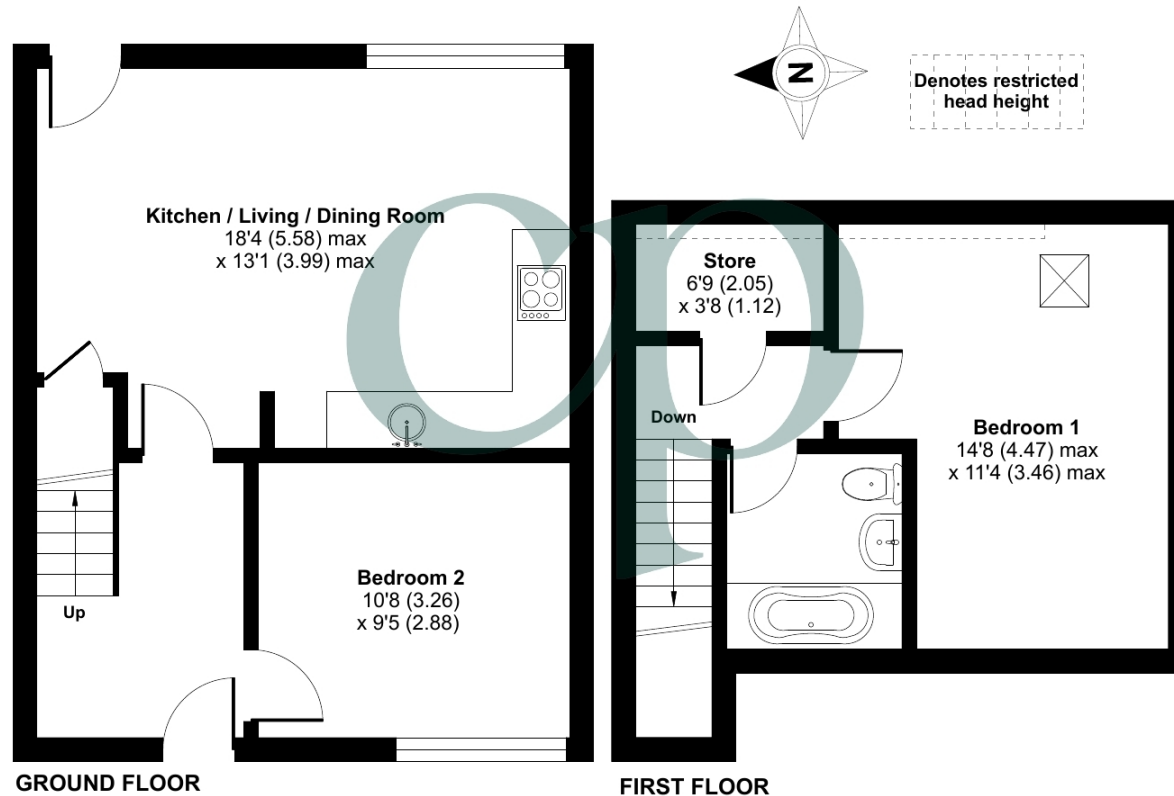


Approximate Area = 690 sq ft / 64.1 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 697 sq ft / 64.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1342558

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## Viewing by appointment only

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