



Dickens Boulevard, Fairfield, Hitchin, Hertfordshire. SG5 4FD

Satchells



2 Bedroom Maisonette

Guide Price £300,000 Leasehold

A beautifully presented and spacious two-bedroom maisonette set within the highly desirable Fairfield Park development. Offering bright, well-proportioned accommodation throughout, this attractive home features a generous living/dining room, modern fitted kitchen, two excellent-size bedrooms and a contemporary bathroom.

Situated in a peaceful residential setting with local amenities, scenic green spaces and convenient transport links nearby, this property is perfect for first-time buyers, professionals or investors.

A fantastic opportunity in a sought-after location – early viewing is highly recommended.

- Two bedroom maisonette
- Sought after location
- Contemporary bathroom
- Double glazing
- Two double bedrooms
- Spacious lounge
- Allocated parking space
- 83 years remaining
- Service charge £868.20 per year
- EPC rating B. Council tax band C

Ground Floor**Hall:**

Under stairs cupboarded, stairs to first floor, carpet as fitted.

First Floor**Landing:**

Access to all rooms, window to the side, radiator, carpet as fitted.

Kitchen:

Abt. 8' 0" x 15' 0" (2.44m x 4.57m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in gas four ring hob, oven and extractor hood. Space for fridge/freezer, washing machine, and dish washer. Double glazed window to the front. Extractor fan. Tiled flooring.

Living Room:

Abt. 14' 0" x 15' 6" (4.27m x 4.72m) Spacious lounge with two double glazed windows to the front. Television point. Radiator. Carpet as fitted. Loft access.

Bedroom One:

Abt. 9' 0" x 15' 0" (2.74m x 4.57m) Double glazed window to side. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 9' 0" x 12' 2" (2.74m x 3.71m) Double glazed window to side. Built in wardrobe. Radiator. Carpet as fitted.

Bathroom:

Abt. 6' 0" x 6' 0" (1.83m x 1.83m) A white suite comprising a large walk in shower, pedestal wash hand basin and low level WC. Shaver point. Part tiled walls. Extractor fan. Tiled flooring.

Outside**Parking:**

One allocated parking space.

Additional Information**Agents Note:**

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

Material Information:

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: Good

Tenure: Leasehold

Council Tax band: Band C

Council Tax payable: £173 per month

Length of lease: 83 years remaining

Ground rent: N/A

Service charge: £868.20 per annum

For further material information please contact the office marketing this property.

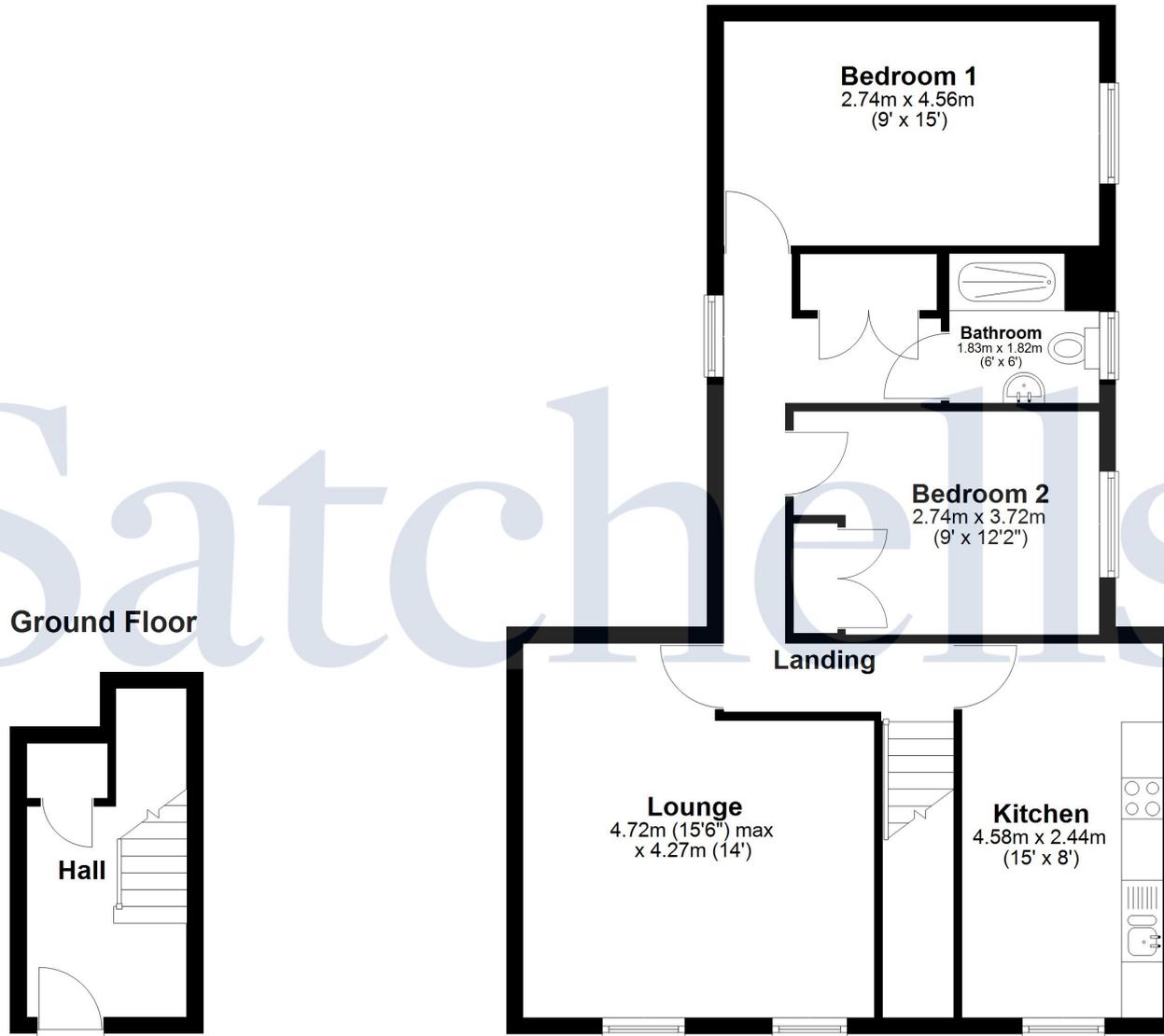




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property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

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First Floor



For illustration 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.