



Regent Court, Stotfold, Hitchin, Hertfordshire. SG5 4AJ





3 Bedroom Terraced House

Guide Price £305,000 Freehold

A spacious three bedroom family home with accommodation over three floors. CHAIN FREE!

Well positioned, overlooking The Green, the accommodation comprises entrance hall, cloakroom and a kitchen/dining room to the ground floor, a light and airy lounge and the principal bedroom to the first floor and to the second floor two further generous bedrooms and a family bathroom. Externally is a low maintenance rear garden. There are communal parking bays for parking.

- Spacious family home
- Three generous bedrooms
- Kitchen/dining room
- Light and airy lounge
- Ground floor cloakroom
- Family bathroom
- Overlooking The Green
- Front and rear gardens
- Chain free
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Three large storage cupboards. Radiator. Dado rail. Vinyl flooring.

Cloakroom:

A white suite comprising low level wc and wash hand basin. Half tiled walls. Double glazed window to rear. Vinyl flooring.

Kitchen/Dining Room:

Abt. 22' 4" x 8' 8" (6.81m x 2.64m) A well appointed kitchen/dining room comprising a good range of eye and base level units with a range of worksurfaces. Built in four ring gas hob, electric oven and extractor hood. Single drainer stainless steel one and a half bowl sink unit. Plumbing for automatic washing machine. Tiled splashback area. Double glazed window to front. Double glazed door and window to rear garden. Radiator. Coved ceiling. Vinyl flooring.

First Floor

Landing:

Doors to living room and bedroom. Carpet as fitted.

Living Room:

Abt. 13' 11" x 11' 7" (4.24m x 3.53m) Double glazed window to front. Feature fireplace with inset electric fire. Radiator. Television and telephone points. Stairs to second floor. Coved ceiling. Laminate flooring.

Bedroom One:

Abt. 15' 1" x 8' 11" (4.60m x 2.72m) Double glazed window to rear. Radiator. Carpet as fitted.

Second Floor

Second Floor Landing:

Storage cupboard. Carpet as fitted.

Bedroom Two:

Abt. 11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to front. Built in double wardrobe. Cupboard housing gas boiler. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to rear. Built in wardrobe. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over, vanity unit with inset wash hand basin and low level wc. Fully tiled walls. Double glazed window to rear. Inset ceiling lights. Radiator. Vinyl flooring.

Outside**Front Garden:**

Path to front door. Area laid to lawn.

Rear Garden:

A low maintenance rear garden with paved patio area and artificial lawn. Gated rear access.

Parking:

There are communal parking bays.

Agents Note:

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

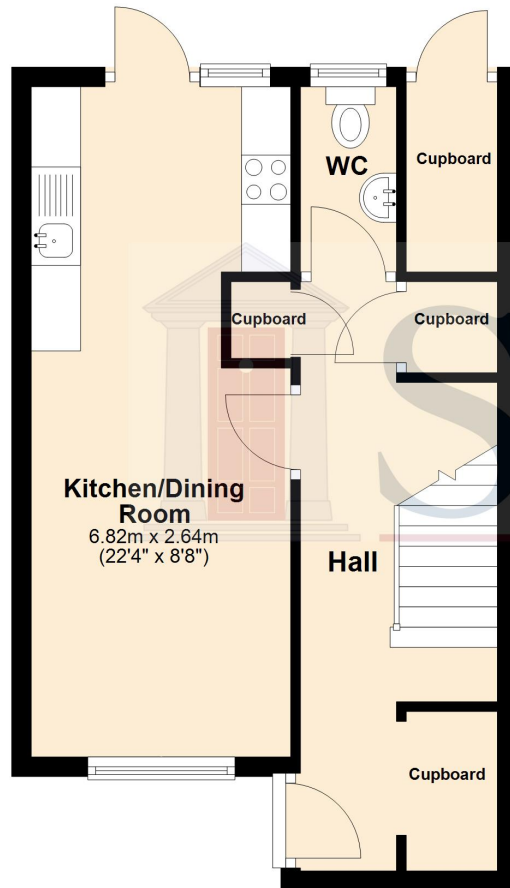




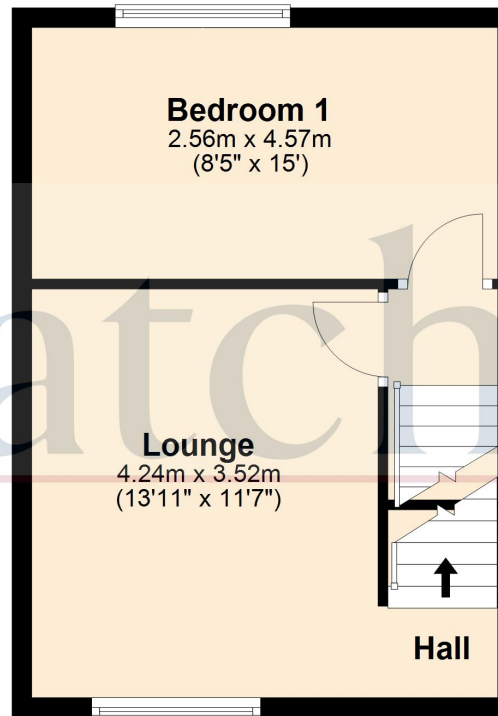
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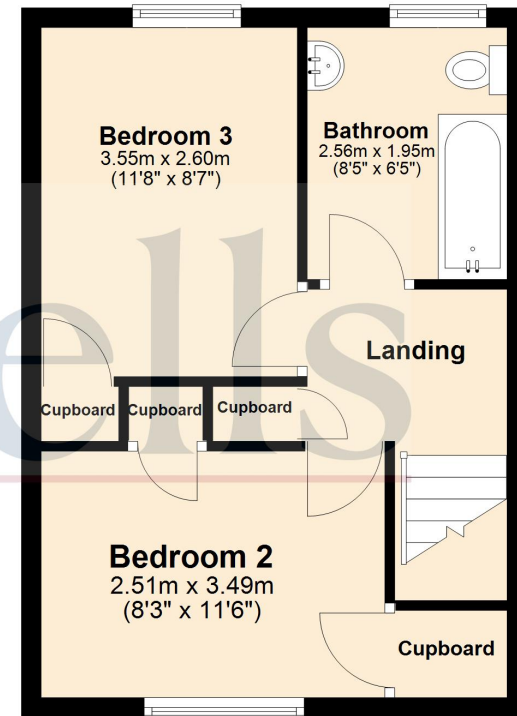
Ground Floor



First Floor



Second 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.