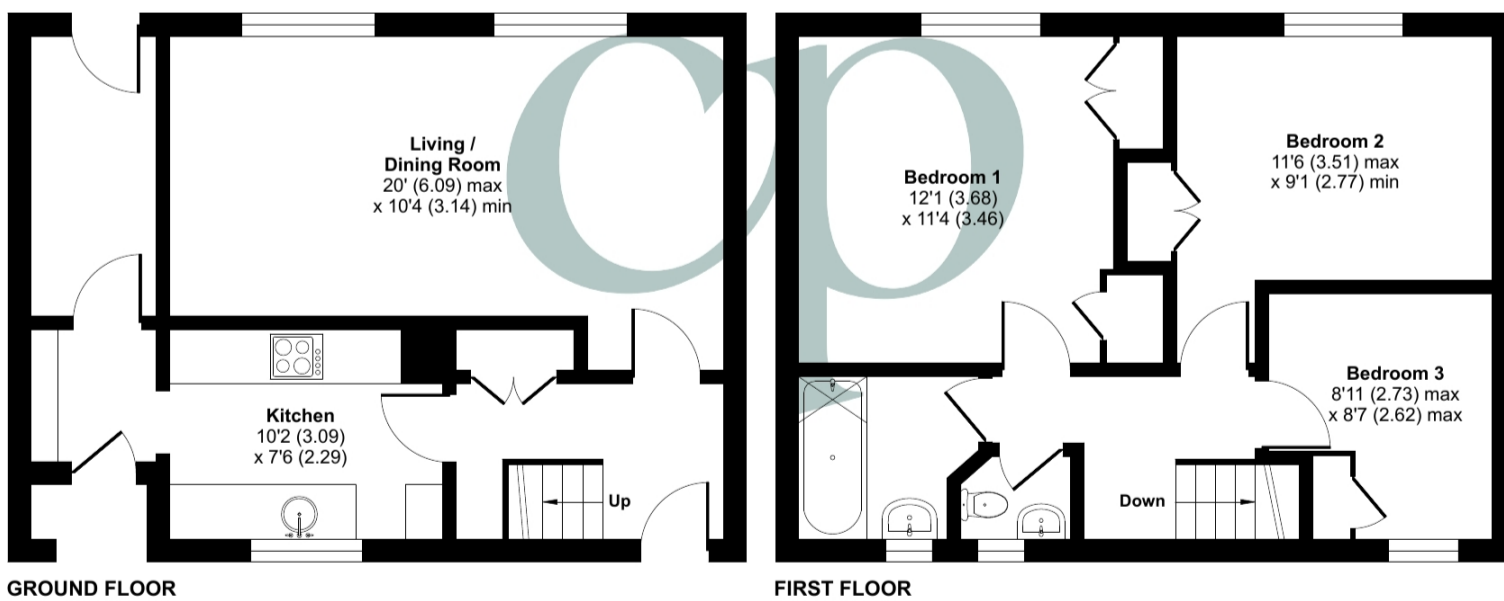




Approximate Area = 894 sq ft / 83.1 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1225452

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk



This three bedroom mid terrace home is chain free, it offers 2 allocated parking spaces. It is located within a popular family friendly location with many open green spaces, yet only a short drive to the historic market town of Hitchin with a variety of shops, cafes, pubs and restaurants.

#### Ground Floor

##### Entrance Hall

Stairs rising to first floor. Double glazed window to front. Radiator. Doors into living/dining room and kitchen. Storage cupboard.

##### Kitchen

10' 2" x 7' 6" (3.10m x 2.29m) A range of wall and base units with complementary work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink with drainer and mixer tap over. Space for fridge freezer. Space and plumbing for washing machine. Space for dishwasher. Electric cooker with 4 ring induction hob with splashbacks and extractor hood over. Radiator. Wall mounted gas boiler. Storage cupboard with shelving. Part glazed door to front and double glazed window to front. Door to:

##### Storage Area

Part glazed door to rear. Potential to adapt to a utility room subject to necessary planning consents.

##### Living/Dining Room

20' 0" x 10' 4" (6.10m x 3.15m) Two double glazed windows to rear. Two radiators.

#### First Floor

##### Landing

Doors to all rooms.

##### Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m) Double glazed window to front. Radiator. Built-in wardrobe.

##### Bedroom 2

11' 6" x 12' 1" (3.51m x 3.68m) Double glazed window to front. Radiator. Built-in wardrobe.

##### Bedroom 3

8' 7" x 8' 11" (2.62m x 2.72m) Double glazed window to front. Radiator. Built-in double wardrobe. Access to loft space.

##### WC

Low level wc. Wall mounted wash hand basin. Radiator. Obscure double glazed window to front.

##### Bathroom

Refitted Suite comprising panel enclosed bath with shower over with rainfall head and separate shower attachment, wall hung wash hand basin. Fully tiled walls. Extractor fan. Heated towel rail. Obscure double glazed window to side.

##### Outside

##### Rear Garden

Generous garden laid mainly to lawn with large patio area.

##### Front Garden

Communal green area with paved pathway to front door with further footpath and gated access to rear garden.

##### Parking

Allocated parking for 2 cars. Additional parking available in public car park by Mary Poppetts Nursery.

##### Agents Note

We understand there is a service charge associated with this property of approx £460 per annum (can be paid monthly if required). Includes upkeep of communal areas, roads and plumbing on development

We recommend any buyer confirms this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.

