



Rose Cottage

38, Long Close, Lower Stondon,
Bedfordshire, SG16 6JS

£280,000

country
properties

'Rose Cottage' is a well presented 2 double bedroom semi detached home located in a quiet secluded location yet with easy access to a wide range of local amenities, public houses, golf course and is only a short drive to Hitchin offering direct rail links into London.

- Offered with no upward chain
- Previously 3 bedrooms, could reinstate 3rd bedroom if required
- Separate living room and dining room
- Large first floor family bathroom
- Garage en- bloc
- Southerly aspect low maintenance rear garden
- Ideal 1st time buy or investment purchase with approximate rental income of £1,300 pcm

Kitchen

12' 9" (max) x 8' 10" (max) (3.89m x 2.69m) A range of wall and base units with wood effect worksurfaces and upstands, with tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Space for fridge/freezer. Fitted electric double oven and 4-ring gas hob. Space and plumbing for washing machine plus further appliance space. Space for fridge/freezer. Wall mounted gas boiler. Two double glazed windows to front.

Dining Room

13' 5" x 8' 5" (4.09m x 2.57m) Double glazed window and obscure glazed door to rear garden. Radiator. Wood effect flooring. Glazed door into:

GROUND FLOOR

Entrance Porch

Double glazed window to side. Door into:



Living Room

17' 3" x 11' 7" (5.26m x 3.53m) Double glazed patio doors opening onto the rear garden. Feature fireplace with gas fire inset. Radiator. Wood effect flooring. Stairs rising to first floor accommodation.

FIRST FLOOR

Landing

Double glazed window to front. Airing cupboard housing hot water cylinder. Wood effect flooring. Doors into all rooms.

Bedroom 1

11' 10" x 10' 1" (3.61m x 3.07m) Double glazed window to rear. Radiator. Fitted wardrobe. Wood effect flooring.

Bedroom 2

13' 5" x 8' 5" (4.09m x 2.57m) Double glazed window to rear. Radiator. Wood effect flooring. Access to loft space.

Bathroom

11' 10" (max) x 9' 0" (max) (3.61m x 2.74m) Suite comprising panel enclosed 'P' shaped bath with shower attachment and curved glass side screen, low level wc and pedestal wash hand basin. Tiled splashbacks and ceramic tiled flooring. Heated towel rail. Extractor fan. Two obscure double glazed windows to front.

OUTSIDE

Front Garden

Hardstanding area with shrub border and external light.

Rear Garden

South westerly aspect low maintenance rear garden with mature shrub borders. Fully enclosed with gated access to the front.

Garage

En bloc (1st one to the right of house) with up & over door to front. Eaves storage space.

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

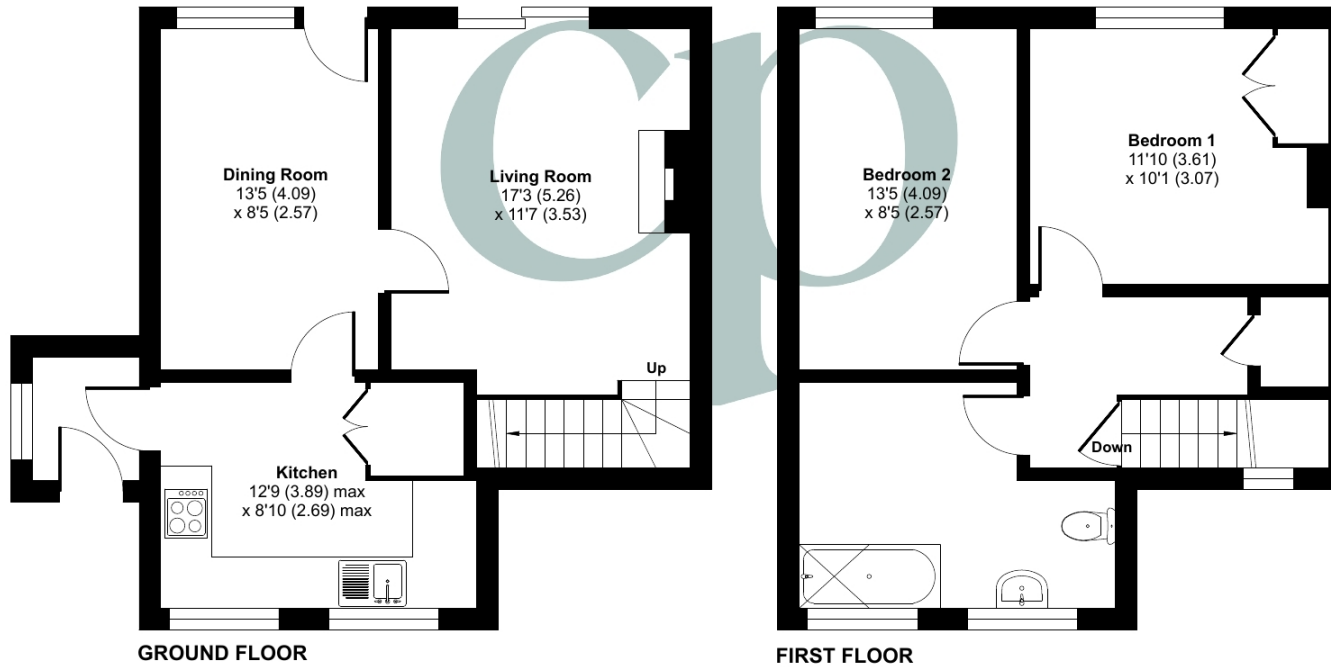
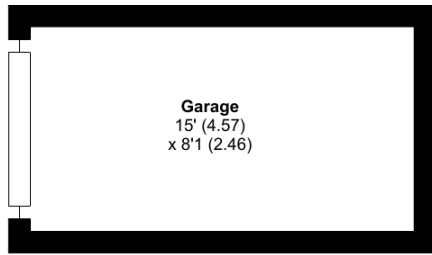


Approximate Area = 867 sq ft / 80.5 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 987 sq ft / 91.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-38)	F		Not energy efficient - higher running costs
(1-20)	G		
England, Scotland & Wales			
			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1114896

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

Viewing by appointment only

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