



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





3 Bedroom Terraced House

Guide Price £325,000 Freehold

Early viewing is strongly advised on this lovely three bedroom cottage located close to the heart of Stotfold that benefits from allocated off road parking.

Beautifully presented throughout the accommodation comprises entrance porch, a good size living room with feature wood burner, an 'L' shaped kitchen/breakfast room, refitted bathroom and conservatory to the ground floor, whilst to the first floor are three bedrooms. Externally there is an enclosed low maintenance garden with artificial lawn, front garden and allocated off road parking located to the rear of the property. Further benefits include gas central heating and double glazing.



- Attractive terraced property
- Three bedrooms
- Off road parking for one car
- Living room with feature wood burner
- Fitted kitchen/breakfast room
- Conservatory
- Refitted ground floor bathroom
- Enclosed rear garden
- Must be viewed
- EPC rating D. Council tax band B

Ground Floor:**Front Door:**

Composite double glazed front door.

Entrance Porch:

An enclosed entrance porch with double glazed window to side.

Wood flooring. Door leading to:

Living Room:

Approx. 20' 6" x 11' 11" (6.25m x 3.63m) A good size living room with double glazed window to front. Feature fireplace with inset wood burner and slate hearth. Two radiators. Television point. Stairs to first floor. Coving to ceiling. Solid wood flooring.

Kitchen/Breakfast Room:

Approx. 15' 2" x 11' 9" (4.62m x 3.58m) maximum measurements. A well appointed 'L' shaped kitchen/breakfast room comprising a good range of eye and base level units with ample roll top work surfaces and breakfast bar. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Tiled splash back area. Wall mounted gas boiler. Heated towel rail. Window to side. Double glazed Velux window. Double glazed door leading to the conservatory. Tiled flooring.

Conservatory:

Approx. 8' 8" x 7' 8" (2.64m x 2.34m) Of brick and Upvc double glazed construction. Double glazed French doors lead to the rear garden. Power and light. Vinyl flooring.

First Floor:**Landing:**

Doors to all bedrooms. Carpet as fitted.

Bedroom One:

Approx. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Approx. 9' 11" x 6' 11" (3.02m x 2.11m) Double glazed window to rear. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom Three:

Approx. 9' 1" x 7' 0" (2.77m x 2.13m) Double glazed window to rear. Radiator. Loft access.

Outside:**Front Garden:**

A small frontage retained with a brick wall and wrought iron railings. Attractive shrubs.

Rear Garden;

An enclosed, low maintenance rear garden with an artificial lawn. Gated side access leading to the parking area.

Parking:

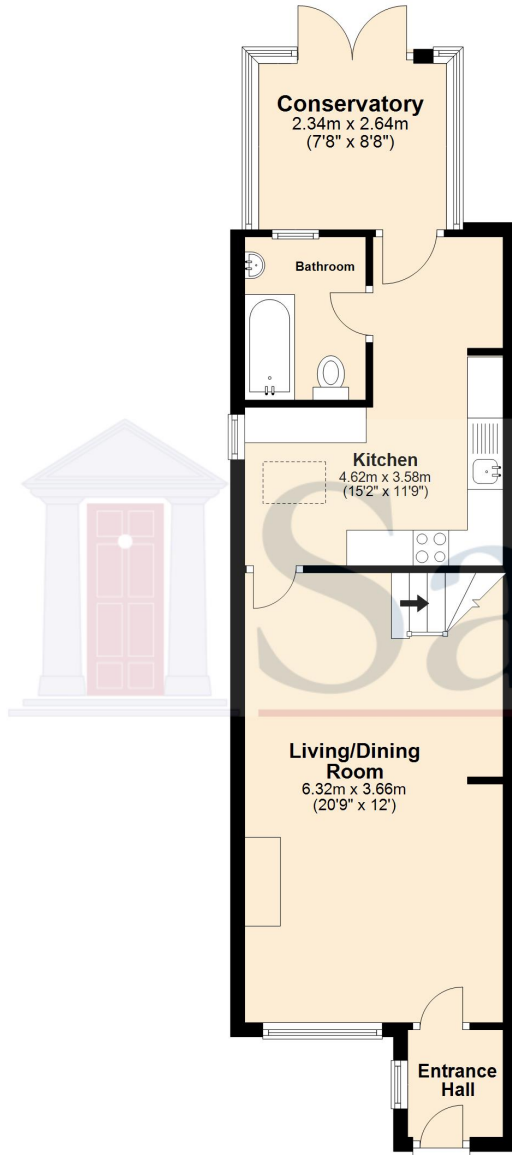
An allocated parking space located to the rear of the property.



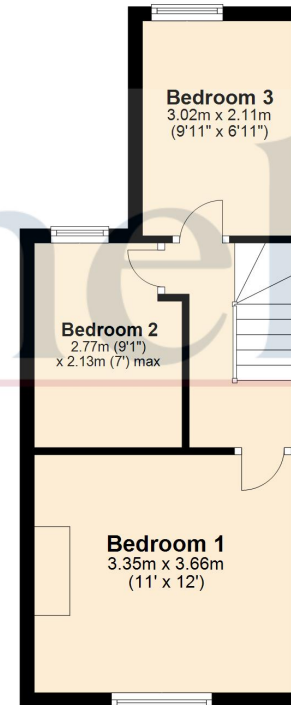


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First Floor



For illustrative 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.