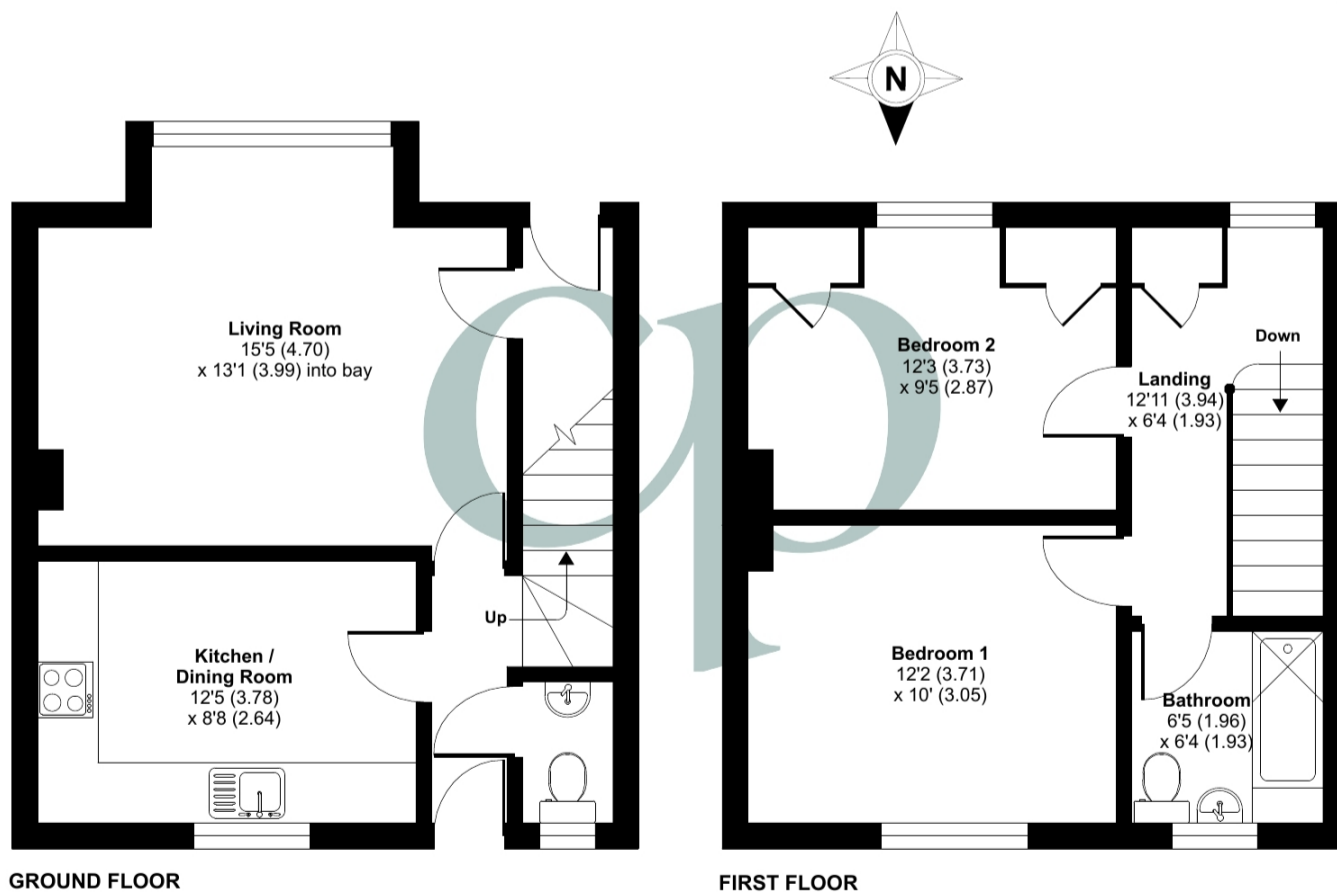




Approximate Area = 769 sq ft / 71.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(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 2024. Produced for Country Properties. REF:1209443

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

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

This spacious two double bedroom mid terrace home is well presented throughout with driveway access providing off road parking for 2 cars. The property is a short drive to the nearby market town of Hitchin and it's rail links into London.

- Two double bedrooms
- Driveway provides ample off road parking x 2 cars
- Stylish 12ft kitchen/diner with integrated appliances
- A short stroll to Derwent Lower School & Nursery
- Just a short commute to nearby Hitchin
- Complete Upper Chain

Ground Floor

Entrance Hall

Stairs rising to first floor. Door to kitchen & living room.

WC

Obscured double glazed window to front aspect. Low level wc and wash hand basin with vanity under.

Living Room

15' 5" x 13' 1" (4.70m x 3.99m) Double glazed bay window to front. Radiator. Door into:

Inner Lobby

Obscure double glazed door opening onto rear garden. Radiator. Door into:

Kitchen/Dining Room

12' 5" x 8' 8" (3.78m x 2.64m) A range of wall and base units with complementary worksurfaces over high gloss tiled splashback. Inset stainless steel sink with drainer and mixer tap over. Four ring gas hob with glass splashback and integrated extractor. Space for fridge/freezer. Space for dishwasher. Space for washing machine. Radiator. Wall mounted gas boiler encased in cupboard. Double glazed window to rear.

First Floor

Landing

12' 11" x 6' 4" (3.94m x 1.93m) Access to boarded loft space with ladder and light. Double glazed window to rear. Radiator. Doors into all rooms.

Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to front aspect. Radiator.

Bedroom 2

12' 3" x 9' 5" (3.73m x 2.87m) Double glazed window to rear aspect. Radiator. Two built in wardrobes.



Bathroom

6' 5" x 6' 4" (1.96m x 1.93m) Obscure double glazed window to front aspect. Three piece suite comprising panel enclosed 'P' shaped bath with mains shower and curved glass side screen, pedestal mounted wash hand basin and low level flush wc. Tiled splashbacks. Extractor fan. Chrome heated towel rail.

Outside

Front Garden

Block paved driveway providing off road parking for 2 cars and pathway to front door with slate border. Outside light.

Rear Garden

South westerly facing rear garden with paved patio and laid to lawn with flower and shrub borders. Gated access. Cold water tap.

Agents Note

The owner informs us there is a service charge of approx £900 per annum to cover water and sewage charges and the upkeep of communal areas and the private road. We suggest any buyer confirms this with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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

