



Marigold Way, Stotfold, Hitchin, Hertfordshire. SG5 4HQ

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## 2 Bedroom Terraced House Guide Price £325,000 Freehold

Viewing is highly recommended on this beautifully presented CHAIN FREE two bedroom property with garage and driveway, located on the popular Trinity Manor development on the outskirts of Stotfold providing convenient road and rail access whilst being within walking distance of many open fields and countryside walks.

Internally the good sized accommodation comprises a light and airy living room, inner hallway, cloakroom and well-appointed kitchen to the ground floor, whilst to the first floor are two double bedrooms, one with fitted wardrobes, and a bathroom. Externally is a well-maintained rear garden, a small front garden and a garage with driveway in front that provides further off road parking. Further benefits include gas central heating and double glazing. All in all a super home! For further details and your appointment to view please contact Satchells Stotfold.

- Modern terraced home
- Two double bedrooms
- Light and airy living room
- Fitted kitchen
- Ground floor cloakroom
- Front and rear gardens
- Garage and driveway
- Gas central heating
- Double glazing
- EPC rating C. Council tax band C

**Ground Floor:****Entrance:**

Double glazed front door leading to:

**Living Room:**

Abt. 13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window to front with fitted shutters. Radiator. Television point. Stairs to first floor. Wall mounted thermostat control. Coved ceiling. Luxury vinyl tiled flooring.

**Inner Hallway:**

Doors to kitchen and cloakroom. Radiator. Luxury vinyl tiled flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash backs. Radiator. Extractor fan. Luxury vinyl tiled flooring.

**Kitchen:**

Abt. 12' 1" x 8' 7" (3.68m x 2.62m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll edge work surfaces. Built-in four ring gas hob, electric oven and extractor hood. Plumbing for washing machine and dishwasher. Cupboard housing gas boiler. Integrated fridge/freezer. Radiator. Double glazed window to rear. Double glazed door to rear garden. Tiled flooring.

**First Floor:****Landing:**

Doors to all rooms. Carpet as fitted.

**Bedroom One:**

Abt. 12' 2" x 8' 8" (3.71m x 2.64m) Double glazed window to rear. Radiator. Built-in double wardrobe. Television point. Carpet as fitted.

**Bedroom Two:**

Abt. 12' 2" x 8' 2" (3.71m x 2.49m) Double glazed window to front with fitted shutters. Radiator. Loft access. Coved ceiling. Carpet as fitted.

**Bathroom:**

A white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splash backs. Radiator. Shaver point. Extractor fan. Coved ceiling. Laminate flooring.

**Outside:****Front Garden:**

A small front garden with pathway leading to the front door. Retaining hedge. Outside light.

### Rear Garden:

A fully enclosed rear garden with panelled fencing. Paved patio area leading to an established lawn. Gated rear access leading to the garage.

### Garage:

Located at the end of the terrace is a brick built single garage with up and over door, power and light. A personal door leads to the pathway to the rear garden. There is a driveway in front to provide further parking for one car.

### Additional Information:

#### Agents Note:

Draft details yet to be approved by the vendor and maybe subject to change.

### Anti-Money Laundering:

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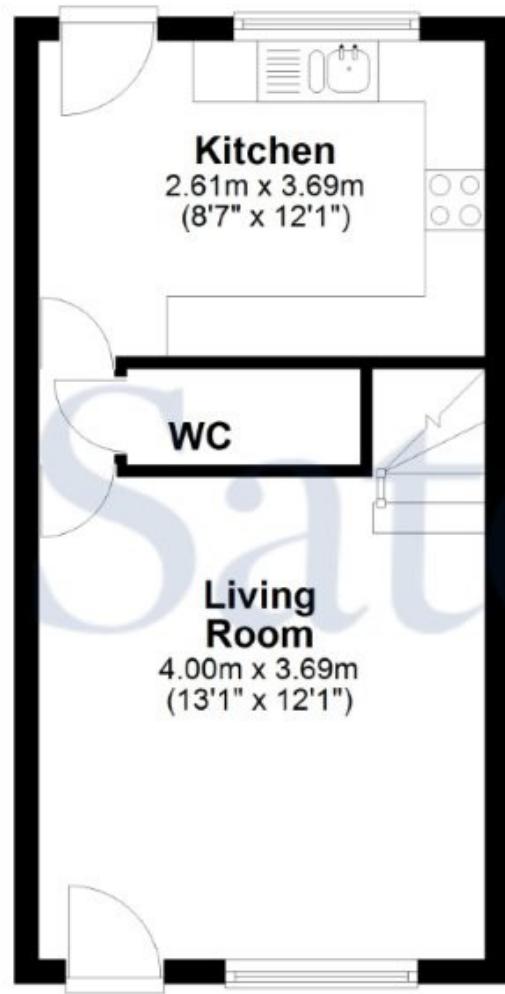




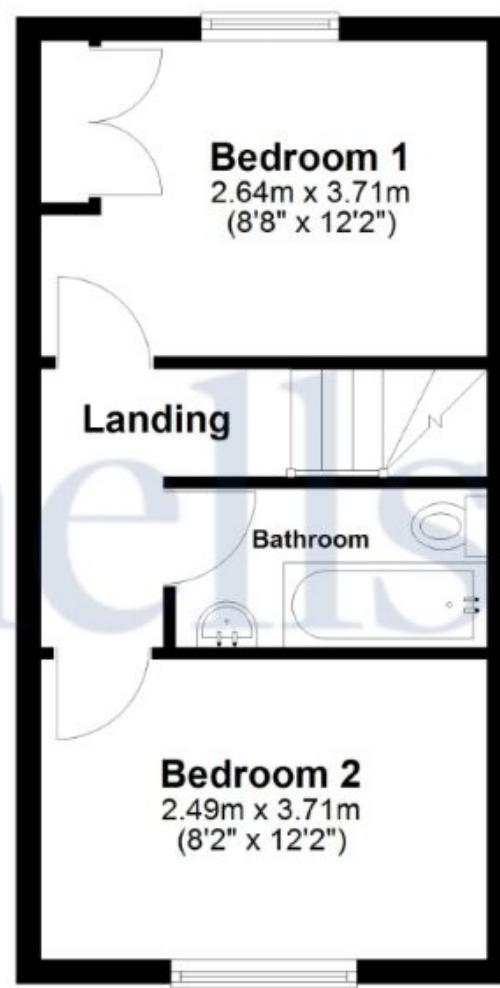
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## Ground Floor



## First 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.  
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