



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

| Satchells



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:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

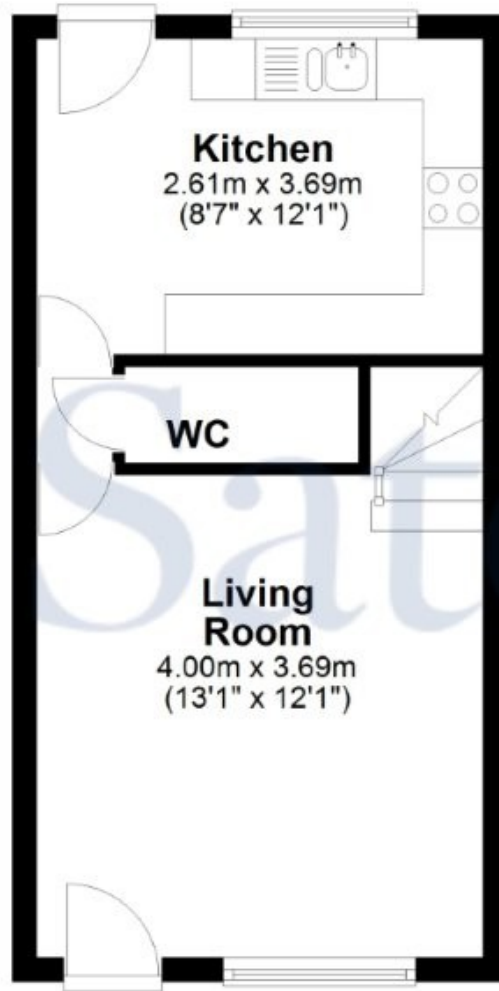




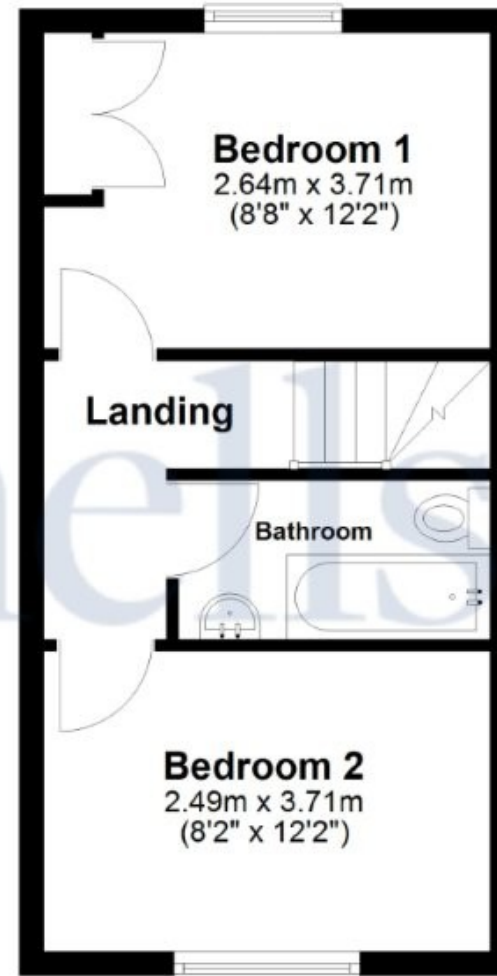
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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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