



18, Station Road

Lower Stondon,
Bedfordshire, SG16 6JP
£250,000

COUNTRY PROPERTIES
PART OF HUNTERS

Dating back to the late 1800's this terraced cottage with a southerly aspect rear garden is offered with no upward chain.

- Offered with no upward chain
- Bedroom 1 is accessed via dressing room/bedroom 2
- Living room with wood burning stove
- Kitchen with fitted oven & hob
- Summer house with power & light - ideal for those wishing to work from home
- Short commute to Hitchin with a variety of shops and restaurants and mainline station providing direct link into London

GROUND FLOOR

Entrance

Solid reception door opening into:

Living Room

18' 9" (max) x 11' 9" (max) (5.71m x 3.58m)
Multi pane double glazed window to front. Wood effect flooring. Radiator enclosed in decorative cover. Wood burning stove with feature exposed chimney breast and tiled hearth. Ceiling beams. Stairs rising to first floor with under stairs storage cupboard. Doors into kitchen and shower room.

Shower Room

Suite comprising corner wash hand basin, low level wc with concealed cistern and corner shower cubicle. Partially tiled walls and tiled flooring. Chrome heated towel rail. Extractor fan.



Kitchen

8' 11" x 7' 1" (2.72m x 2.16m) A range of base units with timber worksurfaces and high gloss brick effect tiled splashbacks. Inset stainless steel circular sink with swan neck mixer tap over. Fitted electric oven with gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Radiator. Multi pane double glazed window to rear. Double glazed door opening onto the rear garden.

FIRST FLOOR

Landing

Exposed wall beams. Door into dressing area/bedroom 2.

Dressing Room/Bedroom 2

9' 0" x 8' 5" (2.74m x 2.57m) Multi pane double glazed window to rear. Radiator. Access to loft space. Door into:

Bedroom 1

12' 1" x 9' 11" (3.68m x 3.02m) Multi pane double glazed window to front. Radiator. Exposed wall beams.

OUTSIDE

Front Garden

Pathway with steps to front door with raised flower and shrub borders. External light.

Rear Garden

Southerly aspect rear garden with paved patio and steps leading down to the lawn area with flower/shrub borders, enclosed in railway sleepers. Cold water tap. Further paved patio to the rear of the garden.

Summer House

11' 6" x 7' 7" (3.51m x 2.31m) Timber construction with power & light connected. Could be used as an office for those wishing to work from home.

AGENT NOTE:

We understand there is a right of way pedestrian access over neighbouring properties to the rear garden of number 18. There is no right of way access over number 18 for neighbouring properties.

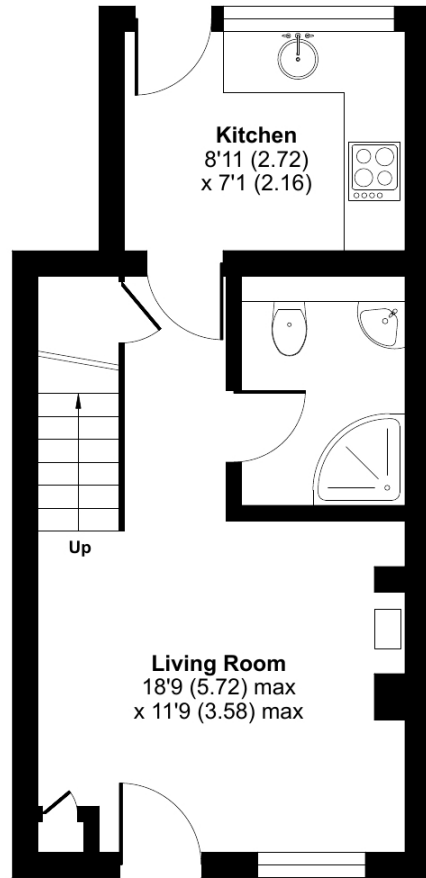
We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

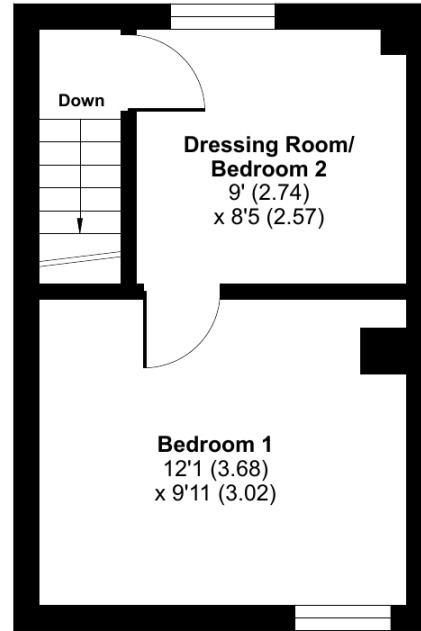


Approximate Area = 525 sq ft / 48.7 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 613 sq ft / 56.8 sq m

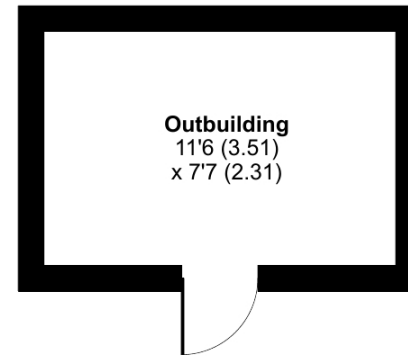
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	83
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 2023. Produced for Country Properties. REF: 1063978



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 valuation, contact the numbers listed on the brochure.

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

