



Mulberry Close, Stotfold, Hitchin, Hertfordshire. SG5 4NL

Satchells



2 Bedroom Terraced House

Guide Price £300,000 Freehold

Offered for sale chain free, this modern two bedroom property located in the heart of Stotfold would make the ideal first time purchase.

The well-presented accommodation comprises entrance porch, a good size lounge and kitchen/dining room to the ground floor, whilst upstairs are two generous bedrooms and a bathroom. Externally are attractive gardens to the front and rear and two allocated parking spaces. Further benefits include gas central heating and double glazing.

- Two double bedrooms
- Living room
- Well-appointed kitchen/dining room
- Bathroom
- Attractive, private rear garden
- Allocated parking for two cars
- Gas central heating
- Double glazing
- Chain free
- Awaiting EPC. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Part glazed door to lounge. Storage cupboard. Double glazed window to side. Coir matting.

Lounge:

Abt. 12' 10" x 11' 9" (3.91m x 3.58m) Double glazed window to front. Radiator. Stairs to first floor. Coved ceiling. Telephone point. Wall mounted thermostat control. Carpet as fitted.

Kitchen/Dining Room:

Abt. 11' 9" x 10' 3" (3.58m x 3.12m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample work surface. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated washing machine. Space for fridge/freezer. Wall mounted gas boiler. Tiled splashback area. Double glazed door and window to rear garden. Radiator. Tiled flooring.

First Floor

Landing:

Loft access. Carpet as fitted.

Bedroom One:

Abt. 11' 9" x 8' 7" (3.58m x 2.62m) Twin aspect double glazed windows to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 9" x 8' 0" (3.58m x 2.44m) Twin aspect double glazed windows to rear. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer taps, shower over and glass screen. Pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls. Airing cupboard. Shaver point. Extractor fan. Tiled flooring.

Outside

Front Garden:

Steps to front door. Attractive shrubs and plants.

Rear Garden:

A private, attractive rear garden with a paved patio area leading to an established lawn. Timber shed to remain. Outside tap. Gated rear access.

Parking:

There is allocated parking for two cars.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Average - provider EE

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2,215.28

For further material information please contact the office marketing this property.

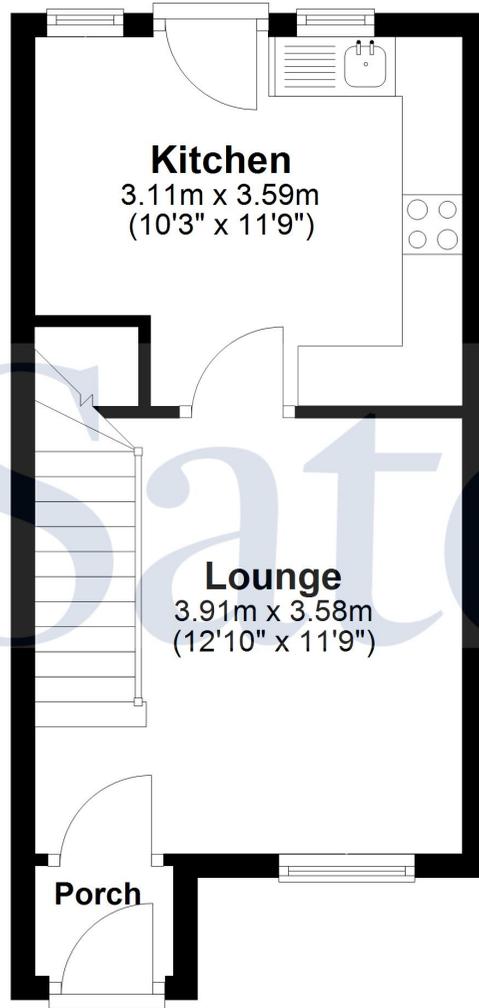




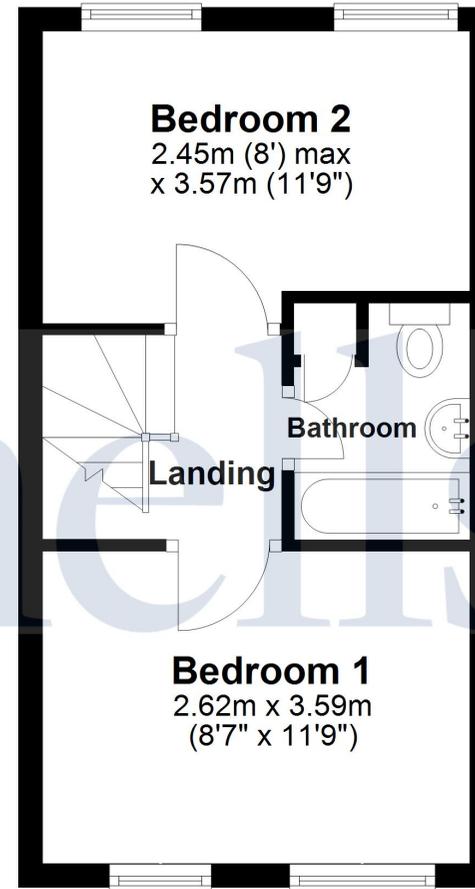
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.