



37, Back Street

Ashwell,
Hertfordshire, SG7 5PD
Freehold OIEO £325,000

COUNTRY PROPERTIES
For Sale

country
properties

A beautifully presented end terrace Victorian cottage located in the heart of the popular village of Ashwell. This wonderful cottage offers two bedrooms, an approx. 100ft rear garden, as well as three brick built external storage sheds and a timber garden studio with light, power and internet connection. An ideal first time/ investment purchase!!

- Popular village location
- Two good size bedrooms
- Approx. 100ft South Easterly facing rear garden
- Gas central heating
- Decked seating / BBQ area to rear of garden
- Brick built shed with light & power (currently used as a gym) plus two further brick storage areas
- UPVC double glazing throughout
- External garden studio with light, power and internet connection
- Council Tax Band C
- EPC Rating D

Ground Floor

Entrance door leading to:

Lounge

12' 11" x 11' 7" (3.94m x 3.53m)

Window to front aspect, radiator, exposed brick fireplace with brick mantle and hearth, door to:

Kitchen

12' 10" x 8' 5" (3.91m x 2.57m)

Window to rear aspect, stairs to first floor, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine, space for fridge/freezer, integral oven/grill with induction hob and extractor hood over, stairs to first floor, external door to rear.

First Floor

Landing

Loft hatch, doors to:

Bedroom 1

11' 7" x 7' 6" (3.53m x 2.29m)

Window to rear aspect, radiator, storage cupboard housing boiler.

Bedroom 2

10' 2" x 8' 5" (3.10m x 2.57m)

Window to front aspect, radiator.



Bathroom

Frosted window to side aspect, bath with shower attachment over and screen, W.C, wash hand basin, heated towel rail.

External

Rear Garden

Steps leading up to approx. 100ft South Easterly facing rear garden with various seating areas, established beds & borders, and a raised decked seating area to the rear. Gated access to side leading to front.

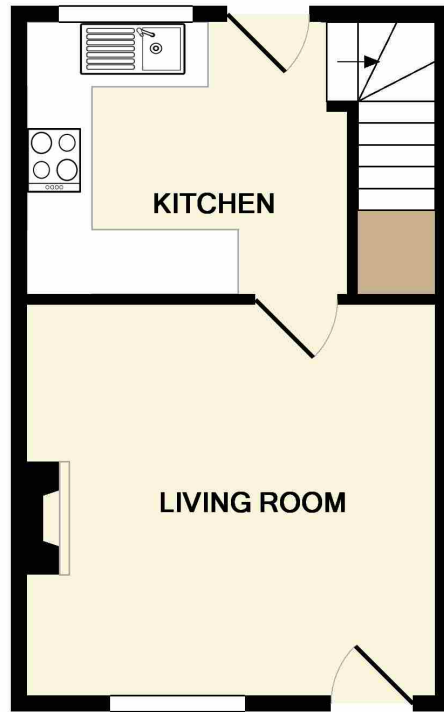
Access to 2 brick built storage areas and a further, larger brick built shed with light and power currently used as a home gym. Right of way to rear for 4 cottages for bin access.

Garden Studio

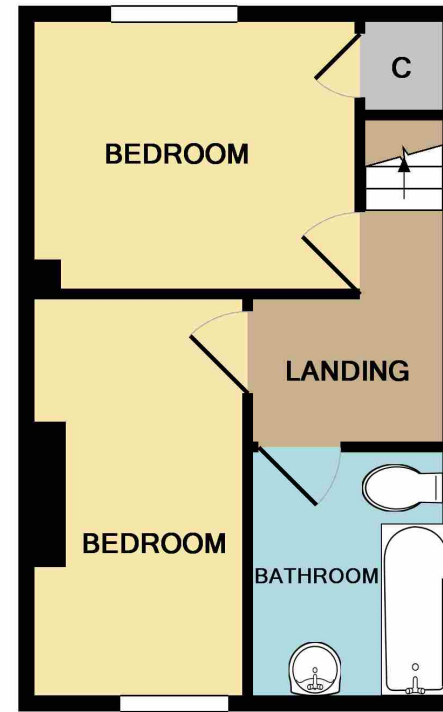
Timber built garden studio with window to front, French doors to garden, light, power and internet connection.







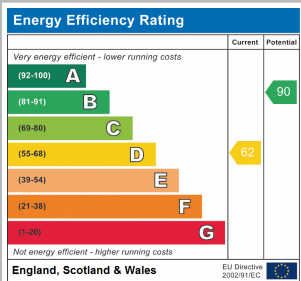
GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

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