



Marjoram Road, Stotfold, Hitchin, Hertfordshire. SG5 4NS







## 2 Bedroom End of Terrace House

### £330,000 Freehold

Viewing is highly recommended on this beautifully presented two double bedroomed property located on a popular development on the outskirts of Stotfold. CHAIN FREE!

The spacious accommodation comprises entrance hall, cloakroom, a large 'L' shaped living room and fitted kitchen to the ground floor, whilst to the first floor are two double bedrooms and a bathroom. Externally is a pleasant rear garden, along with off road parking and a carport located in the adjacent courtyard. Further benefits include gas central heating and double glazing. For further details and your appointment to view please contact Satchells Stotfold.

- A modern end of terrace home
- Two double bedrooms
- Spacious living room
- Fitted kitchen
- Ground floor cloakroom
- First floor bathroom
- Front and rear gardens
- Carport and additional parking
- Chain free
- EPC rating C. Council tax band C



**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Laminate flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Radiator. Extractor fan. Vinyl flooring.

**Living Room:**

Abt. 17' 9" x 14' 11" (5.41m x 4.55m) A light and airy dual aspect living room with double glazed windows to side and rear. Double glazed door to rear garden. Two radiators. Television point. Laminate flooring.

**Kitchen:**

Abt. 8' 5" x 8' 2" (2.57m x 2.49m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Wall mounted gas boiler. Tiled splash back area. Double glazed window to front. Laminate flooring.

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

Loft access. Large storage cupboard. Carpet as fitted.

**Bedroom One:**

Abt. 15' 0" x 9' 11" (4.57m x 3.02m) Double glazed window to rear. Radiator. Television point. Telephone point. Carpet as fitted.

**Bedroom Two:**

Abt. 15' 0" x 9' 9" (4.57m x 2.97m) Twin aspect double glazed windows to front. Radiator. Television point. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to side. Extractor fan. Radiator. Shaver point. Vinyl flooring.

**Outside:****Rear Garden:**

An attractive rear garden with a paved patio and decking area. The remainder is laid to lawn with raised borders. Gated rear access. Timber shed to remain. Outside light.

**Carport and Parking:**

There is a carport with additional parking space in front located in the adjacent courtyard.

**Additional Information:****Agents Note:**

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





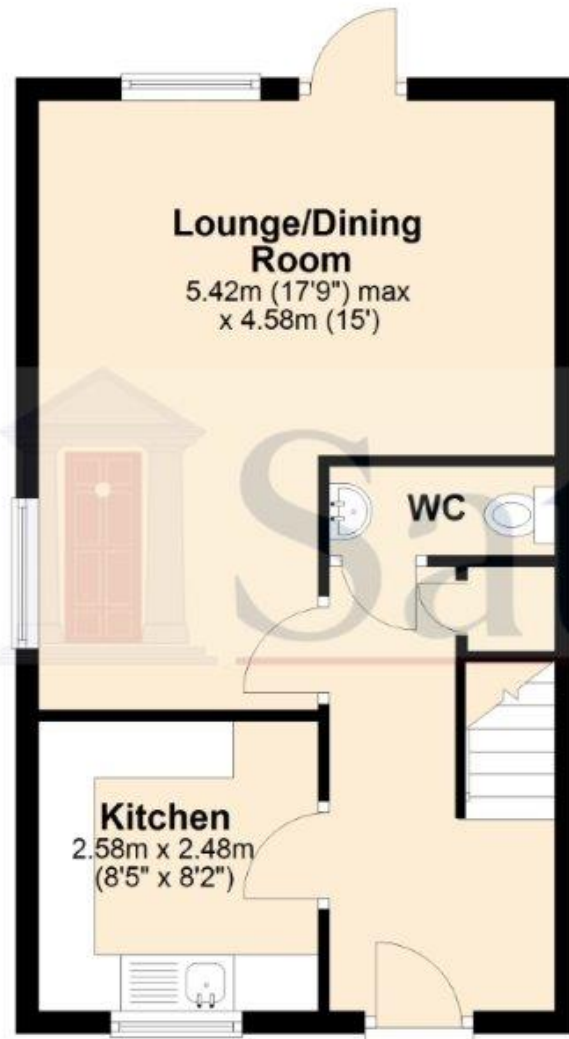


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

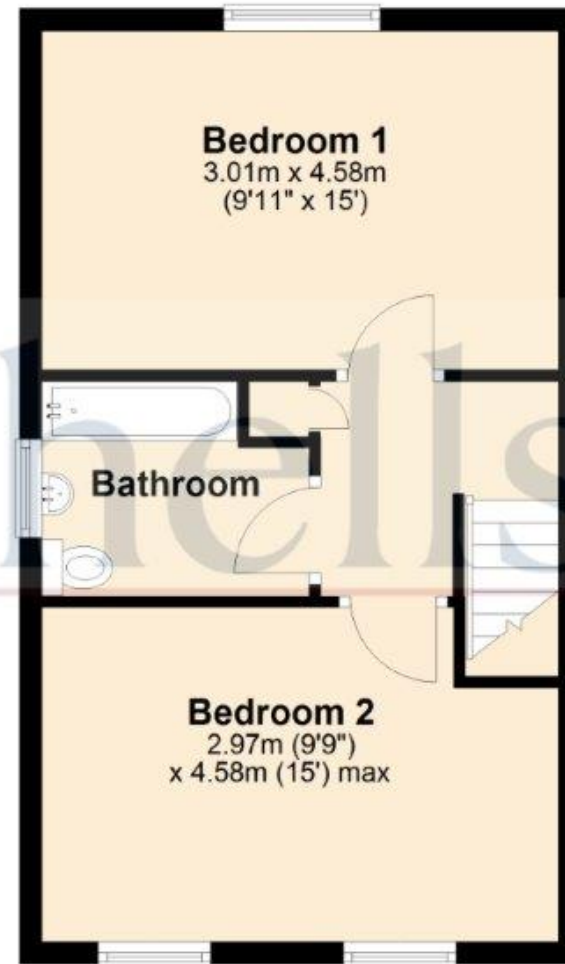




## Ground Floor



## 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.