



Grimstone Road  
Little Wymondley, Hitchin | SG4 7HH

AGENT HYBRID

# Guide Price

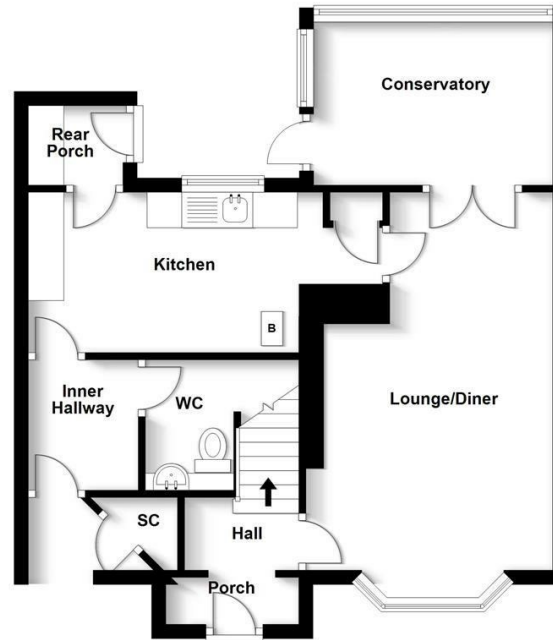


GUIDE PRICE £350,000 - £365,000 \* Agent Hybrid welcomes to the market, a CHAIN FREE, Three Bedroom Mid Terraced Home located in the popular area of Little Wymondley, sandwiched between Hitchin and Stevenage. In need of some modernisation, accommodation briefly comprises of. An Entrance Porch, open to the Entrance Hall. Turn right and you enter a bay fronted Lounge/Diner, where French doors lead out to a Conservatory and an internal door leads into the Kitchen. The kitchen can also be accessed by the additional side entrance, via the side Lobby, which in turn also leads into the Downstairs WC. Off the kitchen is a rear lobby, a useful area Utility space for the washing machine and door leads out to the rear garden. Stairs rise to the first floor landing where you will find Three Good Sized Bedroom, a Shower Room and Separate WC. Externally, the property benefits from a 90ft Rear Garden (approx), boasting a patio seating area, lawn, flower and shrub borders. The far end of the garden has double gates, allowing vehicular entry, should the next owner wish to create a rear access driveway.

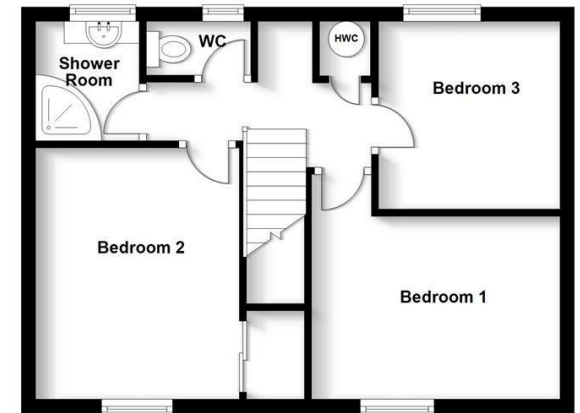
## DIMENSIONS

- Porch
- Entrance Hall
- Lounge/Diner 17'5 x 11'5 (max to max)
- Conservatory 11'1 x 7'6
- Kitchen 16'4 x 7'5
- Side Lobby 4'7 x 4'5
- Downstairs WC
- Rear Lobby
- Bedroom 1: 11'5 x 8'5
- Bedroom 2: 11'8 x 9'5
- Bedroom 3: 8'3 x 7'5
- Shower Room 5'0 x 4'9
- Separate WC

**Ground Floor**  
Approx. 50.6 sq. metres (545.2 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>86</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| <b>65</b>                                   |           |

## Agent Hybrid

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