

65 Mowbray Crescent

Stotfold, Hitchin, SG5 4DY





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Guide Price £300,000

A three-bedroom semi-detached home in need of full renovation and offered for sale with no upper chain.

Set on a generous plot, with huge potential, this home presents a fantastic opportunity for the next owners to extend, remodel, and renovate, to create a lovely family home.

The property is located in a popular cul-de sac, within easy access to a range of local amenities, schools, and a train station.

Accommodation

The ground floor has an entrance hall and WC, a kitchen to the front, along with a sitting room and conservatory to the rear.

There is a sheltered passage at the side of the property between the house and single garage. On the first floor, there are three bedrooms and a family bathroom.

Outside

There is a block paved driveway with off-street parking for three cars ahead of the single garage, and a generous rear garden.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 (Including Garage / Lean To)
 First Floor = 44.6 sq m / 480 sq ft
 Total = 122.8 sq m / 1,322 sq ft

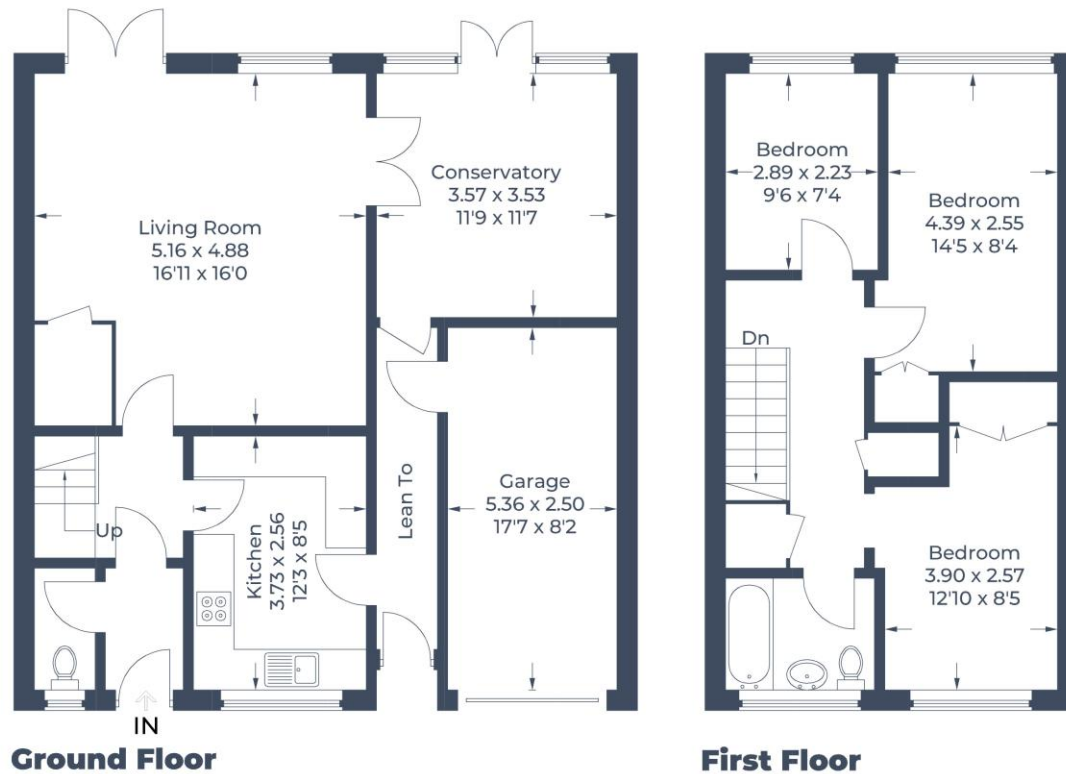


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only 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.