

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**30 Upperstone Close, Stotfold, Hitchin, Herts,
SG5 4LW**

Price Guide

£220,000



First Step



1



1



1



D

1 Bedroom House - Semi-Detached located in Stotfold

CHAIN FREE... Open surrounding garden... Light Living Room... OPEN PLAN to Kitchen... Bedroom with EXCELLENT STORAGE... Bathroom... ALLOCATED PARKING SPACE... Close to Local Amenities

CHAIN FREE...

OPEN SURROUNDING GARDEN...

ALLOCATED PARKING SPACE...

The ground floor comprises of living room open plan to kitchen.

On the first floor is a good sized bedroom & bathroom.

Externally is an allocated parking space with open surrounding garden.

Ground Floor

Lounge/Diner

19'7" x 13'4"

Double glazed window to front aspect with half glazed UPVC door leading into living room. Laminate flooring, wall mounted electric heater. Stairs leading to first floor with open plan to kitchen.

Kitchen

Double glazed window to front aspect. White wooden kitchen fitted with wall & base units with complementary work surface. Space for washing machine and fridge. Double electric cooker with 4 ring electric hob. Stainless steel sink. Wall mounted electric heater. Door to under stair storage cupboard. Vinyl flooring.

Landing

Vinyl flooring. Doors leading to:

Bedroom 1

11'10" x 10'7"

Double glazed window to front aspect. Built-in floor to ceiling 6 door wardrobe fitted with shelf, rail & drawer packs. Door to shelved over stair airing cupboard housing water tank. Loft access.

Bathroom

Double glazed privacy window to front aspect. White suite comprising: panelled bath fitted with wall mounted shower & glass screen, wc, 2 door vanity unit inset with wash hand basin, shaver point, wall mounted Dimplex heater.

EXTERNAL

Front & Side Aspect

Pathway leading to front door with lawn areas to either side, with further open lawn area to side aspect.

Parking

Off road parking for 1 vehicle.

Additional Material information

EPC Rating C

Council Tax: Band C

Freehold

Mains electric and water

Traditional brick construction

Local Area

This property is situated in a cul-de-sac location within walking distance to all local amenities, shops & chemist.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and



upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

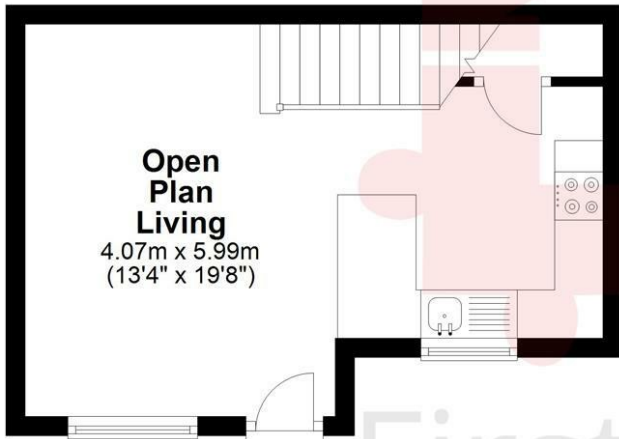




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Ground Floor

Approx. 22.1 sq. metres (238.1 sq. feet)



First Floor

Approx. 19.5 sq. metres (210.0 sq. feet)



First Step

Total area: approx. 41.6 sq. metres (448.2 sq. feet)

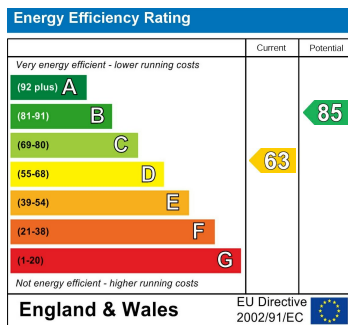
Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step