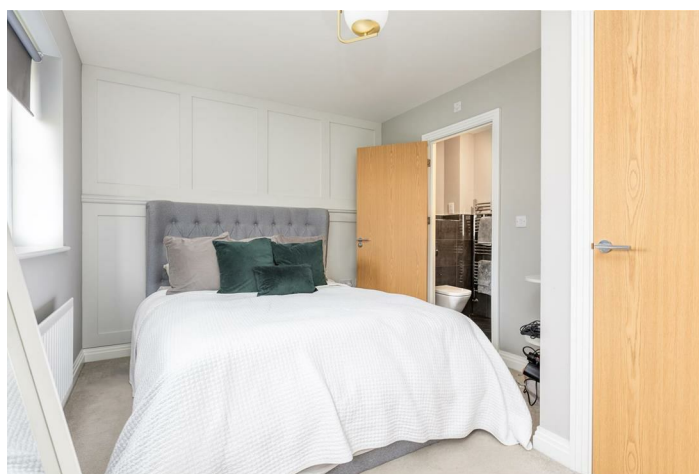


FREEHOLD



House - End Terrace (EPC Rating: B)

2 BEATRICE PLACE, FAIRFIELD, HITCHIN, HERTS, SG5 4RZ

Offers Over

£350,000



First Step



2 Bedroom House - End Terrace located in Hitchin

2 DOUBLE bedrooms... EN-SUITE... 2 PARKING spaces... LOW MAINTENANCE GARDEN... Entertaining KITCHEN/DINER... Bespoke WOODEN PANELLING & WARDROBE... Lounge with French doors to garden...

MODERN, MAINTENANCE FREE, FAMILY HOME...

The ground floor consists of a modern fitted kitchen/dining room, downstairs cloakroom and lounge with French doors leading to rear garden.

On the first floor are 2 DOUBLE bedrooms, one with en-suite & family bathroom.

Externally is a private low maintenance garden with side storage area.

Two allocated parking spaces to rear of property.

GROUND FLOOR

Entrance Hallway

Composite front door, Amtico wood effect flooring, 2 ceiling lights, radiator, wall mounted coat hooks. Door to under stair storage cupboard housing consumer unit. Split level central heating on ground floor & first floor.

Lounge

15'7" x 9'3"

Double glazed French doors leading to rear garden. Continuation of Amtico flooring, ceiling light, BT & TV point, 2 radiators.

Kitchen/Dining Room

12'11" x 8'7"

Double glazed windows to front aspect. Symphony Kitchen units Mocha coloured gloss handleless wall and base units with drawer pack & complementary wood effect work surface. Stainless steel one and a half bowl sink. Bosch Integral appliances: dishwasher & fridge freezer plus Hoover washing machine/dryer. Bosch single electric oven, gas hob with overhead extractor, recycling bin housed in base unit, 2 ceiling lights, ceramic tiled flooring, radiator.

Cloakroom

White suite comprising: wc with concealed cistern, wall mounted wash hand basin. Continuation of Amtico flooring, ceiling light, radiator, extractor.

FIRST FLOOR

Landing

Carpet, ceiling light. Loft access: fully insulated, partially boarded, fitted with light and ladder. Door to over stair storage cupboard housing Potterton boiler. Doors leading to:

Bedroom 1

15'7" x 9'6"

Two double glazed windows to front aspect. Feature wood panelling to one

wall, bespoke fitted 2 door wardrobe fitted with shelf and rail, 3 storage drawers and 2 storage shelves. Carpet, ceiling light, TV point, 2 BT points, radiator. Door leading to:

Bedroom 1 En-suite

Fully tiled large shower fitted with wall mounted shower and glass door. White suite comprising: wc with concealed cistern & wall mounted wash hand basin, ceiling light, shaver point, chrome heated towel rail, extractor, Amtico tiled flooring.

Bedroom 2

12'2" x 8'3"

Double glazed window to rear aspect. Carpet, ceiling light, radiator.

Bathroom

Double glazed privacy window to rear aspect. White suite comprising: wc with concealed cistern, wall mounted wash hand basin. Fully tiled panelled bath with wall mounted shower & glass screen. Amtico wood effect flooring, ceiling light, chrome heated towel rail.

EXTERNAL

Front Garden

Small garden area laid to established shrubs. Paved pathway leading to front door with outside light, plus a further storage area to side aspect.

Rear Garden

Fence perimeter laid mainly to astroturf lawn with a small patio area. Paved pathway leading to rear gated access, with a side aspect storage area, housing plastic storage shed. External PIR light and outside tap.

Parking

Two allocated parking spaces to the rear of the property, plus visitor parking.

Additional Property Information

EPC: Rating B

Council Tax: Band C

Service Charge: £25 per month

Freehold

Builders Warranty NHBC to 2025

Mains utilities

Traditional brick and block construction

Local Area

Fairfield Gardens is a fairly recent development still with some properties having some NHBC warranty. This property is situated within a 5 minute walk to Fairfield Park with 100's of acres of stunning parkland, all internal



pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

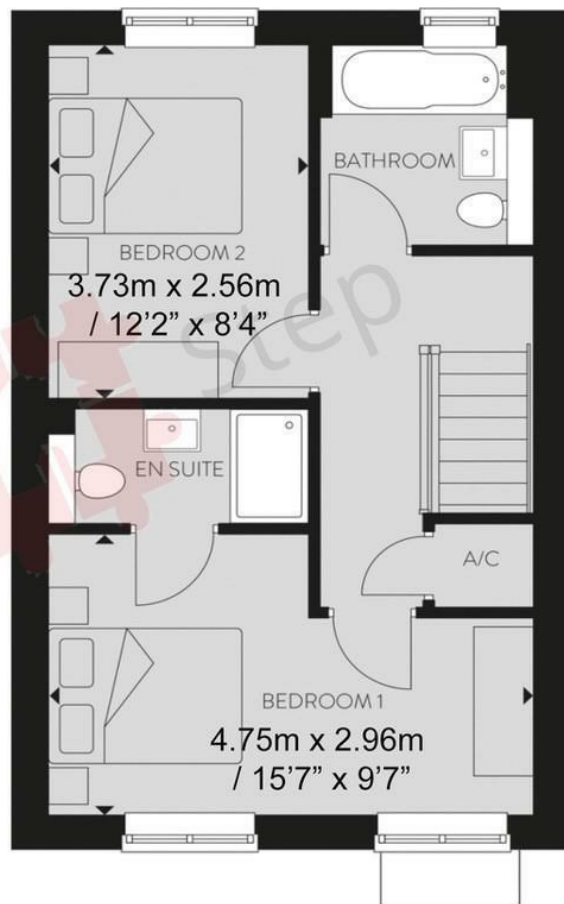
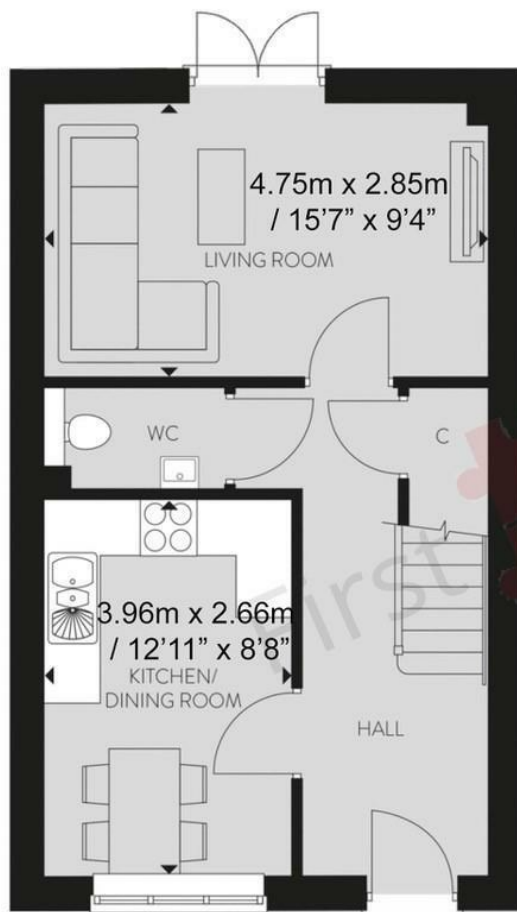
On the nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed

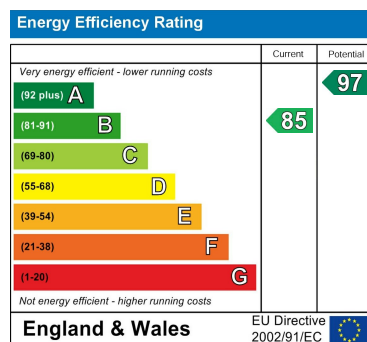




Council Tax Band

C

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