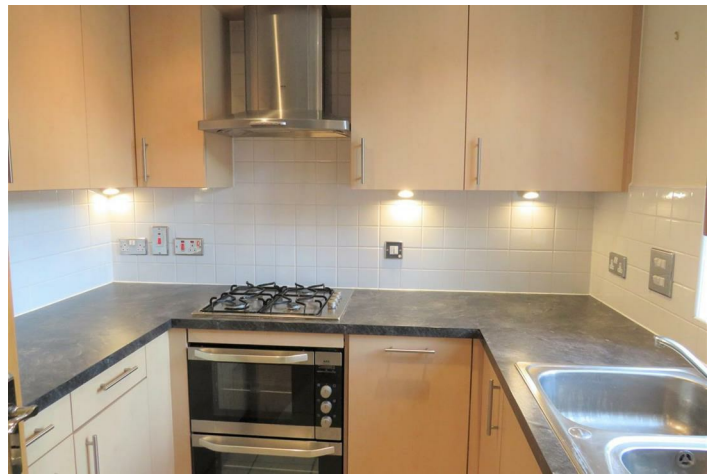




House - End Terrace (EPC Rating: C)

Palmerston Way, Stotfold, Hitchin

PCM

£1,600 PCM



First Step



3



2



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C

3 Bedroom House - End Terrace located in Hitchin

First Step are delighted to present this well placed, good sized, three bedroom house. The property comprises of three bedrooms, one of which with en-suite, lounge, conservatory and garden. AVAILABLE END OF JUNE

GROUND FLOOR

Black railings to front boundary with gated access leading to paved pathway to front door. Small front garden area with established shrubs. External light. Wooden half glazed front door to:

ENTRANCE HALLWAY

Laminate wooden flooring with coir matting to entrance area, chrome sockets, ceiling light, smoke alarm, radiator, intruder alarm, coving, Doors leading to:

KITCHEN

7'4" x 6'8"

Wooden double glazed Georgian window to front aspect. Fitted with a range of light oak wall and base units with drawer pack and modern chrome bar handles. Complementary dark work surfaces. One-and-a-half stainless steel inset bowl with mixer tap. Integrated AEG double oven and 4-ring gas hob. Stainless steel extractor canopy and splash back. Integrated dish washer, washer/dryer and integrated fridge freezer. Chrome inset spot lights, chrome sockets, thermostat. Wall mounted unit housing the boiler. Tiled splash back area and ceramic floor tiles.

CLOAKROOM

White suite comprising low level push button wc and pedestal wash hand basin with monobloc tap and modern tiled splash back with tiled border, laminate wooden flooring, radiator, ceiling light, extractor fan. Chrome toilet roll holder and towel ring. Wall mounted consumer unit.

LOUNGE

15'2" x 12'0"

Wooden double glazed window to rear aspect. Continuation of laminate wooden flooring. Large storage cupboard, carpet. Chrome sockets, ceiling light, 2 radiators, TV aerial, BT point, thermostat, coving. Large opening to:

CONSERVATORY

8'6" x 7'10"

Double glazed conservatory with double doors to the side aspect leading to the decking area. Further double windows to open to the rear aspect. Continuation of laminate wooden flooring. 2 wall lights.

FIRST FLOOR

Curved staircase with wooden hand rail and carpet leading to first floor and landing area. White banisters with complementary dark wood hand rail, chrome sockets, ceiling light, smoke alarm, coving. Doors to:

BEDROOM TWO

10'0" x 8'10"

Wooden double glazed Georgian window to rear aspect. Chrome sockets, radiator, ceiling light, coving, carpet.

BEDROOM THREE

8'10" x 8'0"

Wooden double glazed Georgian window to front aspect. Chrome sockets, radiator, ceiling light, coving, carpet.

BATHROOM

6'10" x 5'6"

Wooden double glazed Georgian window to rear aspect. White suite comprising low level push button wc, pedestal wash hand basin with chrome monobloc tap. Panelled bath with chrome mixer taps, shower attachment and chrome grab handles. Half tiled walls and splash back areas with modern tiles with pencil border. Chrome sockets, chrome inset spot lights, chrome shaver point, chrome toilet roll holder, carpet, radiator, extractor.

SECOND FLOOR

Small separate landing area with wooden double glazed Georgian window to front aspect and radiator. Curved staircase with hand rail and carpet leading to second floor. Ceiling light.



MASTER BEDROOM

11'9" x 11'2"

Wooden double glazed Dormer window to front aspect. Airing cupboard with water tank and shelf. Fitted wardrobe space into the eaves. Chrome sockets, ceiling light, double radiator, carpet, TV aerial, alarm pad, loft access. Door to:

EN-SUITE

6'8" x 6'1"

Wooden double glazed velux window to rear aspect. White suite comprising low level push button wc, pedestal wash hand basin with chrome monobloc tap and tiled splash back. Shower tray with wall mounted shower, fully tiled, glass enclosure. Carpet, radiator, chrome robe hooks, chrome toilet roll holder, chrome shaver point, chrome inset spot lights, extractor.

EXTERNAL

Wooden gated blocked paved access to private driveway with parking for 1 vehicle.

REAR GARDEN

Raised entertaining decking area from the Conservatory following through with raised beds to the rear of the

garden to secluded small garden currently with artificial grass. The raised beds have an abundance of mature shrubs and plants which add to the seclusion in the summer months.

EPC: Rating C
Council Tax: Band D

Agents Notes

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. These details are yet to be approved by the landlord.

Local Area

The property is situated within 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

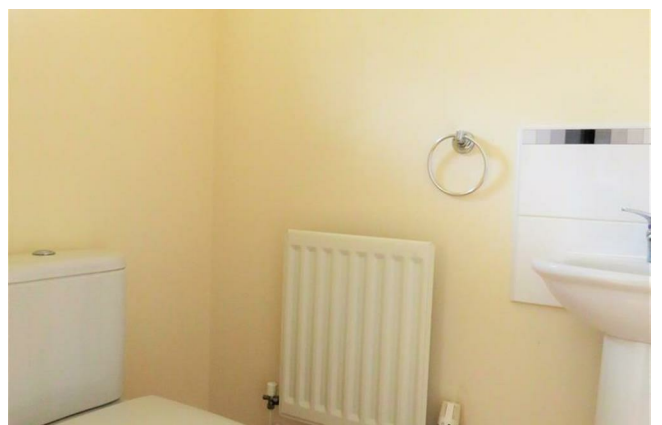


lagoons, as well as the established parkland.

There is a lower school on the park along with many nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

Fairfield Park is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth are approximately 35-40mins.

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

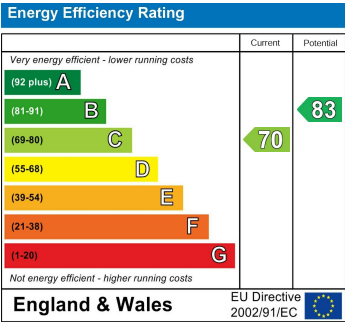




Council Tax Band

D

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