

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**30a Church Road, Stotfold, Hitchin, Herts, SG5 4NE**

**Offers Over**

**£295,000**



First Step



# 2 Bedroom House - Semi-Detached located in Hitchin

CHAIN FREE... Semi-detached in PEACEFUL LOCATION... GARAGE... Driveway PARKING... Within walking distance to all local amenities...

## INTERNAL

### GROUND FLOOR

#### Entrance Porch

Front door from front aspect. Wall mounted consumer unit. Carpet, Door leading to:

#### Lounge/Diner

16'5" x 16'2"

Dual aspect bay window to front aspect and French doors to rear aspect. Walk in understairs storage, carpet. Carpet. Staircase to first floor and door leading to:

#### Kitchen

8'7" x 6'4"

Window to rear aspect. Range of wall and base units in cream with laminate work surface. Single sink, Baxi wall mounted boiler, 2 spaces for appliances/white goods, vinyl flooring.

### FIRST FLOOR

#### Landing

Full height door to airing cupboard. Loft access. Doors leading to:

#### Bedroom 1

11'0" x 10'2"

Window to front aspect. Build-in 2 door wardrobe fitted with shelf and rail. Carpet.

#### Bedroom 2

Window to rear aspect. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: panelled

bath, low level flush wc, pedestal wash hand basin. Half tiled walls, carpet.

## EXTERNAL

#### Front Garden

Lawn with central paved pathway with two steps leading to front door. External light.

#### Rear Garden

Fence perimeter to South facing garden. Mainly laid to lawn, patio area, shingle area with wooden garden shed. Side gated access to driveway and garage.

#### Garage and Driveway Parking

17'5" x 7'8"

Single brick built garage with up and over door, fitted with light, power and eave storage area. Concrete driveway with parking for 1 car.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Banding C

Mains utilities

Traditional brick and block construction

#### Local Area

The property is situated centrally and close to all local amenities. 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.

The area benefits from good schools: St Marys Academy,





Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby 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 & St Pancras via Arlesey is approximately 38mins.

#### **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.

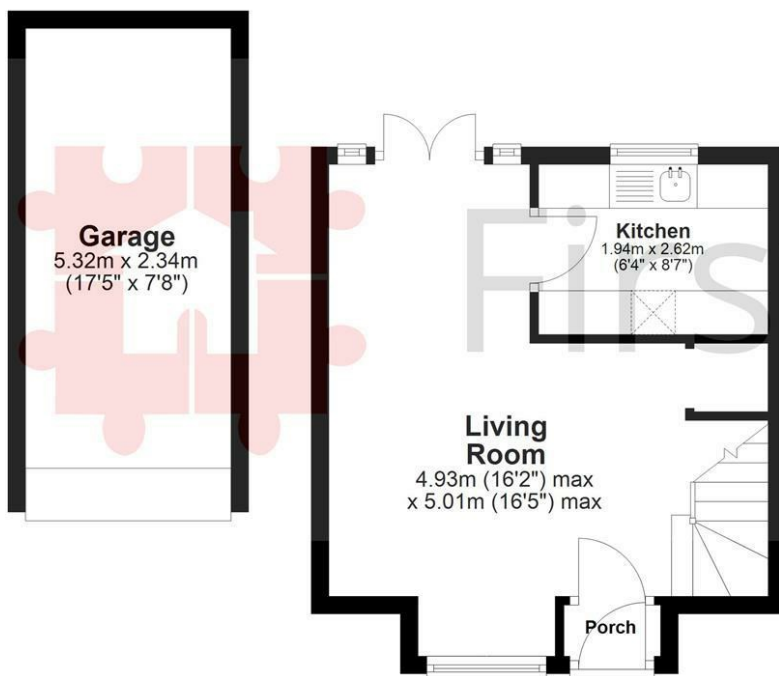






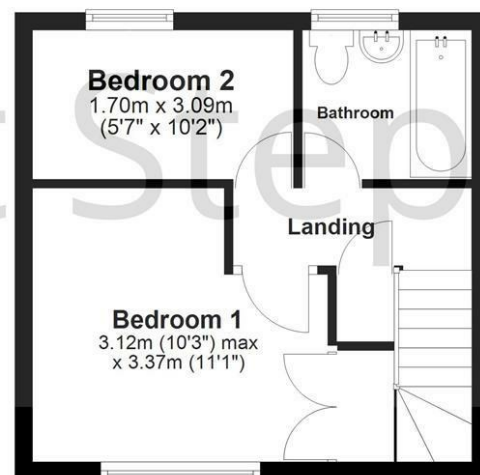
## Ground Floor

Main area: approx. 26.6 sq. metres (285.9 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)



## First Floor

Approx. 24.7 sq. metres (265.5 sq. feet)

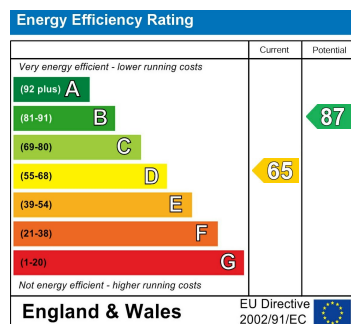


Main area: Approx. 51.2 sq. metres (551.4 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



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**01462 659 730**

**rentals@firststep.ltd**

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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**