

FREEHOLD



House - Mid Terrace (EPC Rating: D)

84 Hitchin Road, Stotfold, Hitchin, Herts, SG5 4HT

Offers In Excess Of
£325,000



First Step



2 Bedroom House - Mid Terrace located in Hitchin

LONG WEST facing garden... OFF ROAD PARKING... Brick outhouse and covered STORAGE PORCH... 2 DOUBLE bedrooms... Purpose built WORK STATION... Excellent STORAGE...

INTERNAL

GROUND FLOOR

Lounge

12'5" x 11'4"

Door and window from front aspect. Built in recess storage comprising display shelves and housing the TV and feature electric fire. Cupboard housing electric meter. Opening to:

Dining Room

12'5" x 9'10"

Window to rear aspect. Door to understairs storage cupboard. Recess housing desk work station and storage shelf. Continuation of laminate flooring. Opening leading to:

Kitchen

Window to rear aspect and door to side aspect. A range of cream wall and base units with wood effect work surface. Integrated single oven, 4 ring gas hob, extractor hood, built in wine rack, tiled splash backs, under plinth lights, one and a half stainless steel sink and drainer, Baxi boiler. Space and plumbing for dishwasher, washer/dryer and upright fridge/freezer. Door leading to Covered Porch.

Covered Porch

Door from rear aspect, Concrete floor and plastered wall covered storage area fitted with light and power.

FIRST FLOOR

Landing

Glass and wood bannisters. Laminate flooring. Loft access - partially boarded & light. Doors leading to:

Bedroom 1

12'5" x 11'4"

Window to front aspect. Feature wood panelling, 4 door built-in wardrobes fitted with shelf and rail. Continuation of laminate flooring.

Bedroom 2

9'10" x 7'8"

Window to rear aspect. Continuation of laminate flooring.

Bathroom

Window to rear aspect White suite comprising: L-shaped fully tiled panelled bath with wall mounted shower and glass screen, push button wc, oval wash hand basin with 2 drawer vanity unit. Chrome heated towel rail, vinyl flooring.

EXTERNAL

Front Driveway

Low level wall perimeter with stone edging providing off road parking for 1 vehicle.

Rear Garden

Access from neighbouring property to huge west facing garden, courtyard area leading to brick shed storage with pitched roof, concrete storage unit, wooden garden shed, pathway leading to rear garden with fence perimeter, mainly laid to lawn with established trees, large concrete base (formerly housing workshop), outside light & external tap.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band C



Mains utilities

Traditional brick and block construction

Potential for loft conversion with necessary planning*

Local Area

This property is situated close to the park in Stotfold and also benefits from being within walking distance of the local amenities in the town, as well as being excellently located for quick road access to the A507 and A1M

In Stotfold itself is a Co-op store, pharmacy, Days bakery, doctors surgery, dentist, opticians, library, working flour mill and a variety of coffee shops/pub/restaurants and much more.

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.

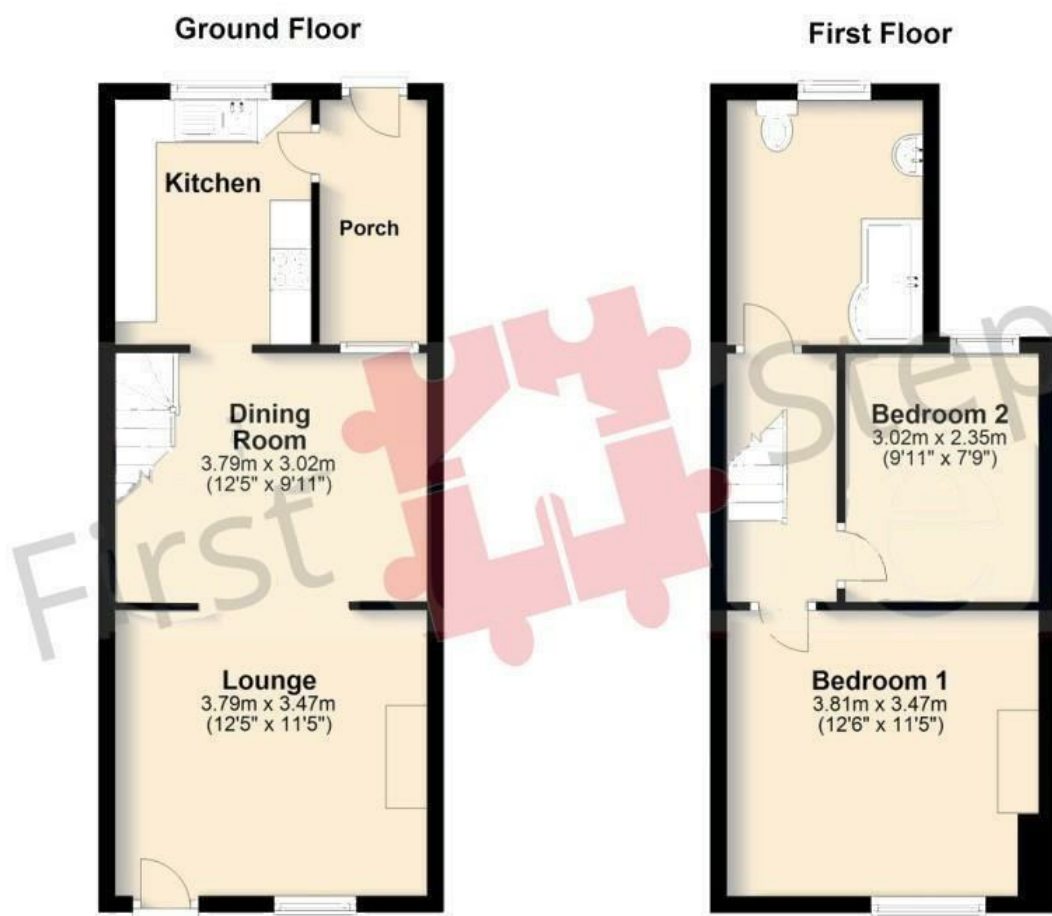
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

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.





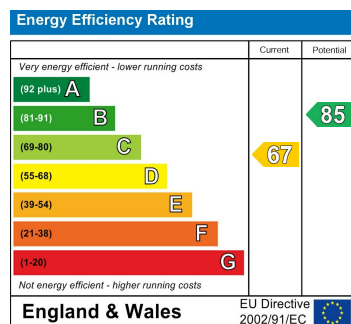


For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

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