



House - Mid Terrace

6 BEATRICE PLACE, FAIRFIELD, HITCHIN, SG5 4RZ

Per Month

£1,400 Per

FEATURES

- TWO BEDROOM HOME
- LOW MAINTENANCE REAR GARDEN
- AIR CONIDITIONING INSTALLED
- EN-SUITE TO MASTER
- KITCHEN/DINER
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM



2 Bedroom House - Mid Terrace located in Hitchin

GROUND FLOOR

Entrance Hall

Composite front door, Wood effect flooring, radiator. Door to under stair storage cupboard housing consumer unit. Large storage cupboard.

Kitchen/Diner

12'11" x 8'7"

Double glazed windows to front aspect. Wood effect flooring. Kitchen units White coloured gloss handle less wall and base units & complementary laminate work surface. Stainless steel one and a half bowl sink. Integral appliances: dishwasher, washer/dryer & fridge freezer. Single electric oven, gas hob with overhead extractor. Radiator.

Lounge

15'7" x 9'3"

Double glazed French doors leading to rear garden. Carpet, ceiling light, 2 radiators, BT & TV point, Radiator, Air Conditioning unit.

Cloakroom

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

FIRST FLOOR

Landing

Carpet, ceiling light. Door to over stair storage cupboard housing boiler. Bookcase. Doors leading to:

Master Bedroom

15'7" x 9'6"

Two double glazed windows to front aspect with secondary glazing. Carpet, ceiling light, TV point, BT point, radiator, Air Conditioning unit. Door leading to:

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. Vinyl flooring.

Bedroom Two

12'2" x 8'3"

One double glazed windows to rear aspect. Carpet, ceiling light, Radiator, Air Conditioning unit.

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. Vinyl 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.

Rear Garden

Fence perimeter. Artificial lawn with a small patio area with shelter. Paved steps leading to rear gated access. External light and outside tap.

Parking

Two allocated parking spaces to rear

EPC: Rating B

Council Tax: Band C

Local Area

The 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 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





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subject to a small margin of error.

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



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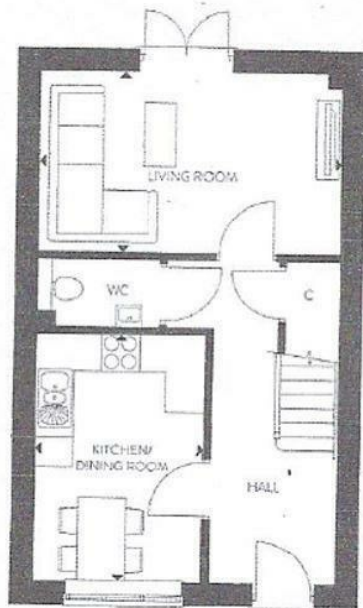
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.