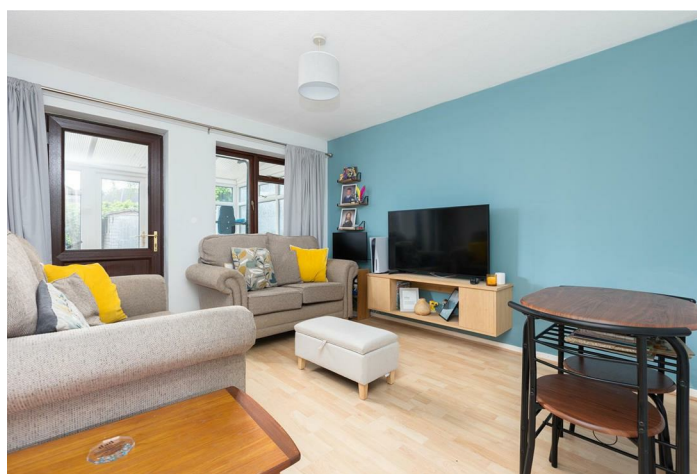


FREEHOLD



House - Mid Terrace (EPC Rating: C)

**44A HIGH STREET, STOTFOLD, HITCHIN,  
HERTS, SG5 4LL**

**Price Guide**

**£299,950**



First Step



# 2 Bedroom House - Mid Terrace located in Hitchin

SOUTH facing garden... 2 ALLOCATED PARKING spaces... CONSERVATORY... CLOSE TO LOCAL AMENITIES... 2 good sized bedrooms...

## INTERNAL

### GROUND FLOOR

#### Kitchen

10'11" x 9'11"

Window and door to front aspect. Range of wall and base units with complementary work surface. Electric oven, ceramic hob and extractor hood. Space and plumbing for washing machine and upright fridge freezer. Tiled splash backs, wall mounted boiler, laminate flooring. Understairs storage. Staircase to first floor. Door leading to:

#### Lounge

12'1" x 10'11"

Window and door to rear aspect, leading to Conservatory. Laminate flooring.

#### Conservatory

8'7" x 6'9"

Brick base and uPVC double glazed with French doors to rear garden. Laminate flooring.

### FIRST FLOOR

#### Landing

Loft access: boarded fitted with light and power. Doors leading to:

#### Bedroom 1

12'3" x 10'9"

Window to rear aspect. Built in sliding door wardrobes fitted with shelf and rail. Carpet.

#### Bedroom 2

Window to front aspect. Over stairs wardrobe. Carpet.

#### Bathroom

Window to front aspect. White suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, level wc. Half tiled walls, vinyl flooring.

## EXTERNAL

#### Front Garden

Block paved pathway to front door, Brick built storage shed. External tap.

#### Rear Garden

Mainly laid to lawn with entertaining patio. Fence perimeters. Garden shed.

#### Parking

Two allocated parking spaces.

## ADDITIONAL MATERIAL INFORMATION

Freehold

Council Tax: Band B

EPC: Rating C

Mains utilities

Traditional brick and block construction

#### Local Area

This property is situated centrally and is 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

In Stotfold there is Roecroft Academy, St Marys Academy, Pix Brook Academy and Etonbury 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

All sizes and details for the property are approximate and have not been confirmed by the vendor as correct and should not be taken as exact when ordering any products to fit.

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first



## Ground Floor



## First Floor

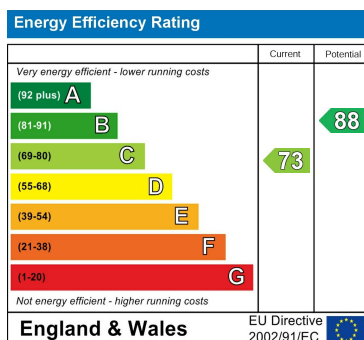


For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

Council Tax Band

**B**

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**