

FREEHOLD



House - Mid Terrace (EPC Rating: )

**32B Astwick Road, Stotfold, Hitchin, Herts, SG5 4AT**

**Price Guide**

**£340,000**



First Step



# 2 Bedroom House - Mid Terrace located in Hitchin

CHAIN FREE... Light & Spacious LARGER THAN AVERAGE home (over 835 SQ FT... Peacefully located on PRIVATE DEVELOPMENT of 3 homes... 2 DOUBLE bedrooms... 2 PARKING spaces directly outside property... SOUTHERLY facing garden... CONSERVATORY... EXCELLENT CONDITION throughout...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door to front aspect. Full height door to under stairs cupboard fitted with a light. Laminate flooring. Staircase to first floor. Doors leading to:

#### Kitchen/Diner

8'8" x 8'2"

Window to front aspect. Cream Shaker style wall and base units, with complementary work surface and tiled splash back. Integrated fridge/freezer, dishwasher, washing machine, single oven, 4 ring gas hob and extractor hood. Boiler and consumer unit concealed in matching wall units, butler sink, continuation of laminate flooring.

#### Cloakroom

White suite comprising: push button WC, wall mounted wash hand basin with tiled splash back. Continuation of laminate flooring.

#### Lounge/Diner

14'9" x 12'5"

Feature electric fire place with wooden surround and wooden hearth. Continuation of laminate flooring. French doors leading to:

#### Conservatory

11'8" x 7'1"

French doors to rear aspect leading to garden. Windows to both side aspects plus solar control glass on roof panes. Underfloor heating and laminate flooring.

## FIRST FLOOR

#### Landing

Loft hatch, partially boarded, fitted with light and ladder. Carpet. Doors leading to:

#### Bedroom 1

12'5" x 11'8"

Window to front aspect. Full height cupboard fitted with shelf and rail, light switch for loft. Carpet.

#### Bedroom 2

12'7" x 7'9"

Window to rear aspect. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, push button WC, pedestal wash hand basin with tiled splash back. Chrome heated towel rail, laminate flooring.

## EXTERNAL

#### Front Aspect

Paved parking for 2 cars. Front door with storm porch. External light. Rear gated access.

#### Rear Garden

Fence perimeter. Rear gated access with bin storage area. Southerly facing garden with entertaining patio and lawn, with established plant and shrub border. Wooden garden shed fitted with power.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band C





Mains Utilities  
Traditional brick and block construction

#### Local Area

The property is situated close to all local amenities. In Stotfold itself is a Co-op store, Pharmacy, Days Balery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

The property is situated within walking distance of St Marys Academy. In Stotfold itself is Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy in Shefford.

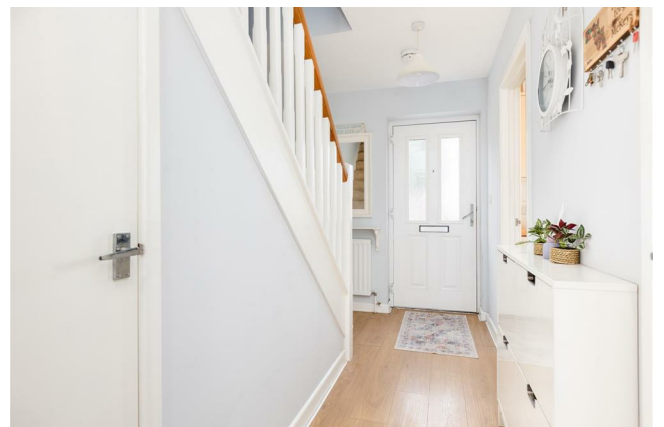
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition

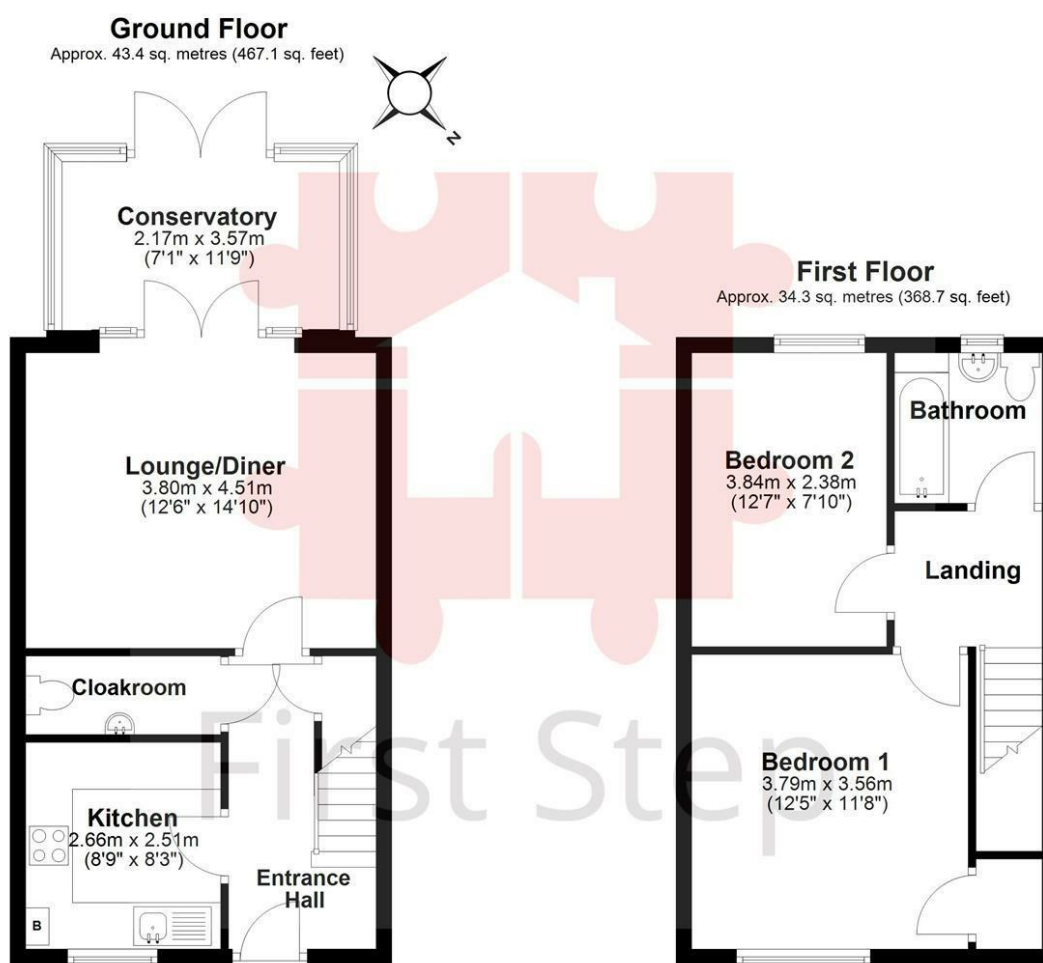
of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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







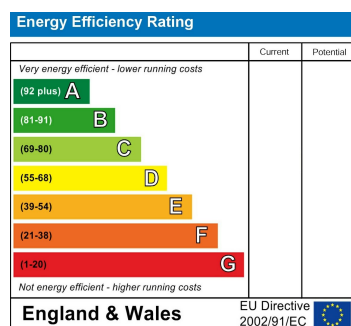


Total area: approx. 77.6 sq. metres (835.8 sq. feet)

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**