



44, Back Street

ASHWELL,
Hertfordshire, SG7 5PE
£355,000



**COUNTRY
PROPERTIES**

Est
1974

**** OPEN DAY BY APPOINTMENT ONLY **** This modern three bedroom semi-detached house has scope for enhancement with well appointed accommodation and a single garage. Located in a sought after North Herts village; the road offers much charm and character, minutes from Village Primary school and shops. Commuter bus to Station - 45 minutes to London.

- No chain - quick completion possible
- 15ft lounge
- Central village location in quiet side road
- Cloakroom
- 3 bedrooms
- Gas central heating
- Garage and parking
- Rental value approx £950 to £995 PCM

GROUND FLOOR

uPVC double glazed wood effect entrance door.

Cloakroom

White suite comprising wc and wall mounted basin with tiled splash areas. Window to front. Consumer unit. Coving.

Lounge

15' 0" x 13' 6" (4.57m x 4.11m)
Open tread stairs to first floor with recess below. Glazed double doors to Dining Room. Coving. Radiator.

Dining Room

9' 8" x 7' 3" (2.95m x 2.21m)
uPVC double glazed double doors to rear garden. Archway to:

Kitchen

9' 8" x 7' 3" (2.95m x 2.21m)
Comprehensive range of light wood units to base and eye level with work surfaces over incorporating single drainer stainless steel sink unit with chrome mixer tap. Plumbing for washing machine. Window to rear. uPVC double glazed door to side. Concealed gas fired central heated boiler. Ceramic tiling to floor and splashbacks.



FIRST FLOOR

Landing

Doors to all rooms. Radiator. Coving. Access to loft space. Airing cupboard housing lagged hot water tank.

Bedroom 1

12' 5" x 7' 10" (3.78m x 2.39m)
Window to front. Radiator. Coving.

Bedroom 2

10' 9" x 7' 11" (3.28m x 2.41m)
Window to rear. Radiator. Coving.

Bedroom 3

11' 6" x 6' 6" (3.51m x 1.98m)
Window to front. Radiator. Coving.

Bathroom

Modern suite comprising bath with shower above and screen, wc and pedestal basin. Window to rear. Shaver/light. Chrome heated towel rail. Fully tiled to walls and floor. Extractor fan. Coving.

OUTSIDE

Front Garden

Block paved driveway and path. Well stocked borders. Gated side access.

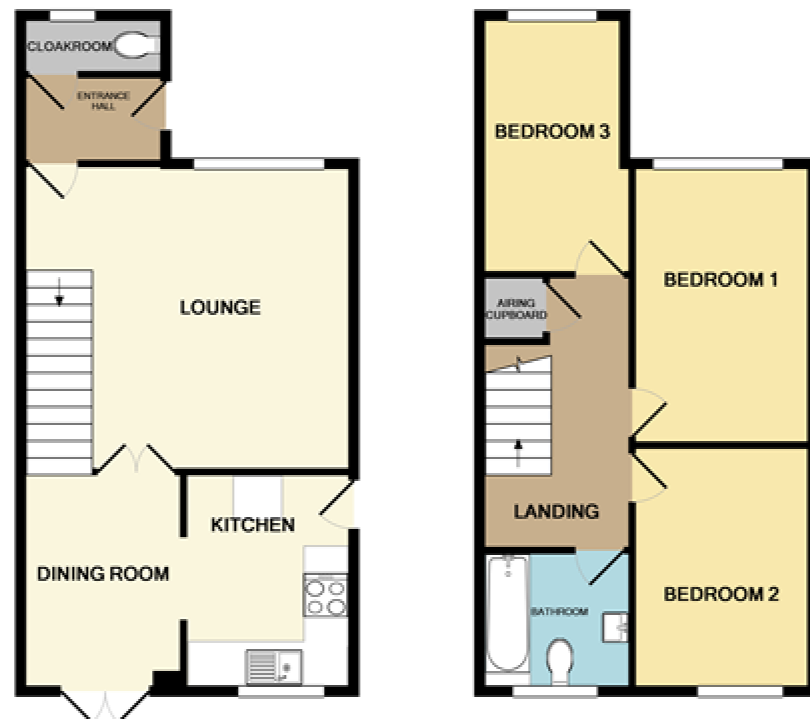
Rear Garden

Approx. 40ft in length comprising paved patio with retaining wall, lawned area and borders. Enclosed by wall and fencing. Outside tap.

Garage

17' 3" x 7' 11" (5.26m x 2.41m)
With up and over door. Power and light. Work surface incorporating single drainer stainless steel sink unit. Plumbing for washing machine. Window to rear.



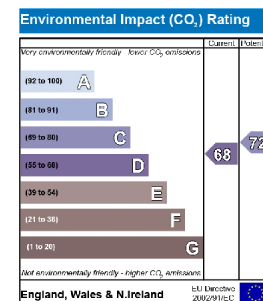
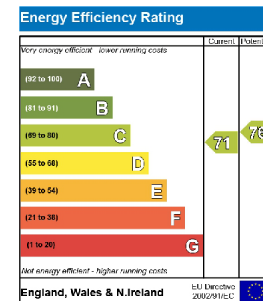


GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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