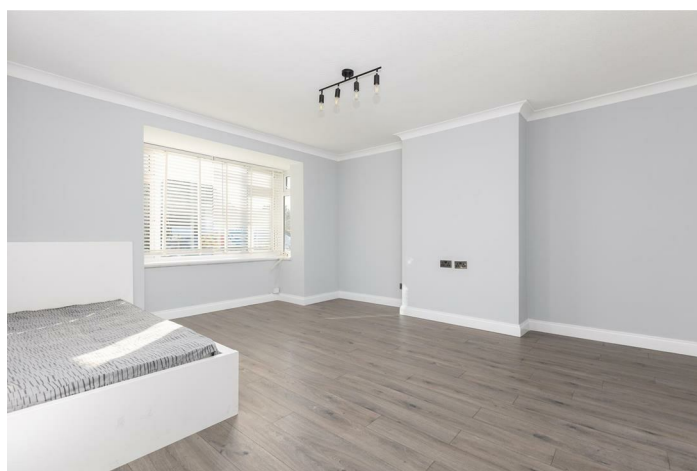


LEASEHOLD



Maisonette (EPC Rating: D)

**117 VAUGHAN ROAD, STOTFOLD,  
HITCHIN, HERTS, SG5 4EW**

**Price Guide**

**£250,000**



**First Step**



# 2 Bedroom Maisonette located in Hitchin

CHAIN FREE... 990 year LEASE\*... 2 DOUBLE bedrooms... UPGRADED throughout...  
LARGE GARDEN backing onto countryside... CONSERVATORY...

## INTERNAL

### Entrance Hallway

Door from front aspect. Laminate flooring. Doors leading to:

### Living Room

14'7" x 13'6"

Bay window to front aspect. Continuation of laminate flooring. Door leading to:

### Kitchen

9'1" x 8'5"

Window and door to rear aspect. Grey high gloss wall and base units with square edge work surface and tiled splash back. Integrated BOSCH oven and BOSCH microwave, 4 ring gas hob and extractor hood. Integrated washing machine, single sink with drainer. Two large storage recesses with spaces for further appliances - one with window to rear, shelved and housing the Baxi boiler. Continuation of laminate flooring. Door leading to:

### Conservatory

9'3" x 9'0"

Glass conservatory with door to side aspect, ceramic tiled flooring.

### Bedroom 1

12'4" x 11'3"

Window to rear aspect. Large full height storage recess, suitable for wardrobe. Continuation of laminate flooring.

### Bedroom 2

11'6" x 6'8"

Window to front aspect. Large full height storage recess, suitable for wardrobe. Continuation of laminate flooring.

## Bathroom

Window to rear aspect. White suite comprising: panelled bath with will mounted shower and glass screen, wash hand basin with vanity unit, push button wc. Chrome heated towel rail, ceramic tiled flooring.

## Front Garden

Low wall to front perimeter, pathway to front door with storm porch. Turfed garden area. Pathway to rear garden and brick storage.

## Rear Garden & Brick Storage

Fence perimeter, mainly laid to lawn with entertaining shingled area. Access to secure lockable brick storage with external bin storage.

## ADDITIONAL PROPERTY INFORMATION

Leasehold

Years remaining: 990\* (current vendor in the process of extending lease)

Service Charge: £110.20 per quarter

No ground rent

Council Tax: Band A

EPC: Rating D

Traditional brick and block construction

Mains utilities

2025: all new wiring, painting, decorating, and flooring plus the boiler has been serviced

## Local Area

The property is situated centrally and 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.





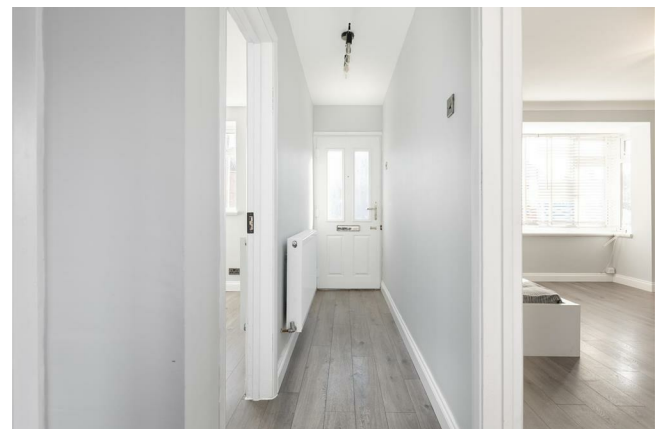
The area benefits from good schools: St Marys Academy, Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.

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 & St Pancras via Arlesey is approximately 38mins.

#### Agents Note

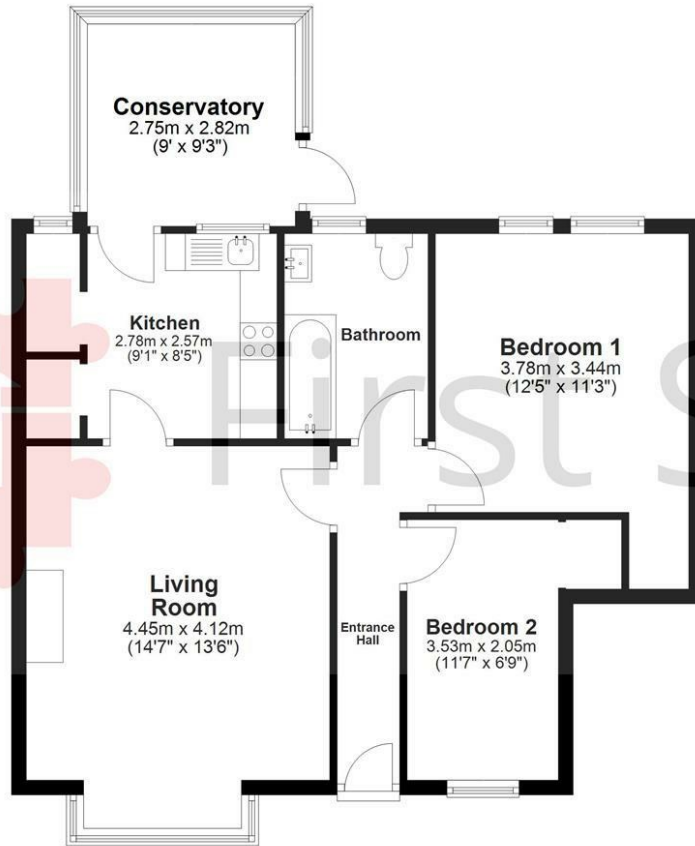
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services.

All measurements are approximate and therefore may be subject to a small margin of error.



## Ground Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



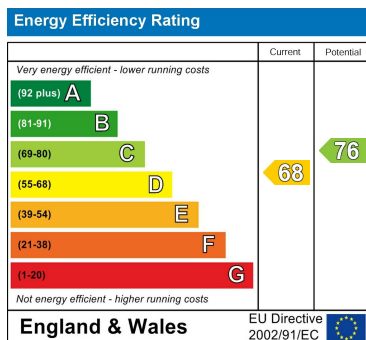
Total area: approx. 70.4 sq. metres (757.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**A**

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**