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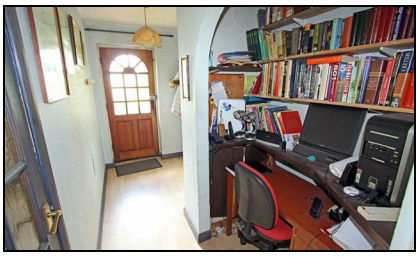


The Snipe, Weston

A spacious extended family home, in a pleasant cul-de-sac village location, that would benefit from some some internal modernisation. No chain.

£325,000

01992 87 85 80

Overall Description
This is a mid terraced 1970's house sitting at the end of a quiet cul-de-sac, in the picturesque Hertfordshire village of Weston. The house is surprisingly spacious as it has a wide entrance hall with home office area, a lovely large open-plan sitting/dining room and has been extended to the rear to create a kitchen and a separate shower room. The kitchen has an arched opening into the sitting/dining room helping to enhance the sense of space, while upstairs there are three bedrooms, two good-sized doubles, and a bathroom. There are gardens to the front and rear, the latter having a gate leading to an access path and children's playing area. The property has a modern shower room but would benefit from some internal modernisation. Equally, it does offer buyers the potential to create a nice modern family home to their own tastes, in a pleasant village location. There is no onward chain.

Location
This property sits down the end of a quiet cul-de-sac in the popular Hertfordshire village of Weston, situated on a high plateau to the south of Baldock and surrounded by beautiful Hertfordshire countryside. Although the location is idyllic, it is also very conveniently located, being just a short drive away from the A1/A505, as well as being easily accessible to the railway stations in Letchworth Garden City (the Cambridge Line to London Kings X) and Stevenage (The Hertford North line to Moorgate). The historic village of Weston, mentioned in the Domesday book of 1086, is a thriving local community with a village hall, Post Office and Village Stores, church (The Holy Trinity), primary and nursery school and two local public houses (The Cricketers in the village and The Rising Sun in the neighbouring hamlet of Hall's Green). There are High Street shops, supermakets and other amenities close-by in Letchworth and Stevenage including the Lister Hospital.

Accommodation
A path leads down steps to the front door into the:

Entrance Hall 11'1 x 5'11 (3.38m x 1.80m)
Wood effect laminate floor. Office area with fitted desk-top and shelving. Telephone point.

Sitting/Dining Room 21'2 x 16'3 widest (6.45m x 4.95m widest)
Window to front. Coal-effect electric fireplace with brick surround and tiled hearth. Two alcoves with shelving. Three wall-mounted electric heaters (two storage, one slimline). TV aerial cable. Under-stairs cupboard.

Inner Hall 6'10 x 3'6 (2.08m x 1.07m)
Stairs to first floor. Doors to kitchen and downstairs shower room.

Kitchen 11'8 x 10'1 (3.56m x 3.07m)
Window to rear overlooking the garden. Kitchen units with tiled work-tops and a double stainless steel sink unit. Electric oven with hob. Space for dishwasher, fridge and freezer. Larder. Open archway into the dining room.

Downstairs Shower Room 6'10 x 6'9 (2.08m x 2.06m)
Frosted window to rear. Panel bath with electric shower and glass shower-screen. Low-level WC. Vanity unit with wash-hand basin and cupboard. Tiled walls. Spotlights.

Lean-To 11'5 x 8'7 (3.48m x 2.62m)
Accessed from the kitchen. Of wooden framed construction with Upvc windows and sliding door to the garden.

First Floor
From the inner hall, stairs lead up to the landing. Loft hatch.

Bedroom One 12'5 x 10'5 (3.78m x 3.18m)
Window to front. Fitted wardrobes.

Bedroom Two 10'10 x 10'6 (3.30m x 3.20m)
Window to rear. Wall-mounted storage heater. Wood-effect laminate floor. TV aerial cable.

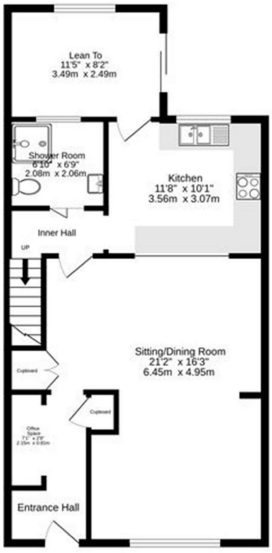
Bedroom Three 9'10 x 7'5 (3.00m x 2.26m)
Window to front. Wall-mounted storage heater.

Bathroom 7'5 x 5'9 (2.26m x 1.75m)
Frosted window to rear. Panel bath with shower above and glass shower screen. Low-level WC. Wash-hand basin. Modern heated towel-rail.

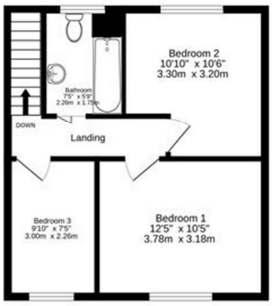
Outside
The property has gardens to the front and back, the latter with a central lawn and gate providing access to the rear.

Services and Other Information
Mains water, drainage and electricity. Electric wall-mounted storage heaters (No gas in the village). Council Tax Band: D.

Ground Floor
683 sq.ft. (63.4 sq.m.) approx.



1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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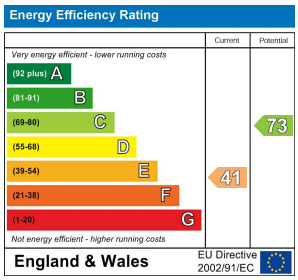

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.