



## 61 Lampits

Hoddesdon, EN11 8EQ

**Price £375,000**



\*\*\* Offered Chain Free\*\*\* Kirby Colletti are pleased to offer this Two Bedroom Semi Detached Bungalow ideally situated within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus services, Schools and Train Station.

The property benefits from uPVC double glazing, Gas central heating, Lounge, uPVC Double Glazed Conservatory, Fitted Kitchen, Shower Room, Low maintenance gardens, Garage and off street parking.

- Chain Free
- Fitted Kitchen
- Garage
- Two Bedrooms
- uPVC Double Glazed Conservatory
- Low Maintenance Gardens
- Lounge
- Shower Room
- Close to Town Centre



## ACCOMMODATION

uPVC double glazed front door with uPVC double glazed window to side.

## ENTRANCE HALL

10'3 x 5'11 (3.12m x 1.80m)

Door to inner hallway. Door to bedroom and garage.

## BEDROOM TWO

10'6 x 9'11 (3.20m x 3.02m)

Front aspect double glazed window and uPVC double glazed side aspect window. Double radiator.

## INNER HALLWAY

12'9 x 3'2 (3.89m x 0.97m)

uPVC double glazed door to rear garden. Storage cupboard.

## SHOWER ROOM

9'10 x 4'10 (3.00m x 1.47m)

White suite comprising large walk in shower. Wall hung wash hand basin. Low level W.C. Heated towel rail. Sky light and window looking into entrance hall.

## BEDROOM ONE

13'4 x 10'11 max (4.06m x 3.33m max)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Double Radiator.

## LOUNGE

16'9 x 14'9 (5.11m x 4.50m)

uPVC double glazed casement doors to rear garden. uPVC double glazed doors to

conservatory. Two radiators. Coved ceiling. Doors to:

## KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

Front aspect uPVC double glazed window. Range of wall and base mounted units with rolled edge worksurfaces over. Inset one and half bowl single drainer sink unit. Mixer tap over. Plumbing for washing machine and dishwasher. Built in electric four ring hob. Built in oven below. (please note this is not working). Cupboard housing gas central heating boiler. Tiled floor.

## CONSERVATORY

11'1 x 9'10 (3.38m x 3.00m)

Rear aspect uPVC double glazed windows and door to rear garden. Radiator. Tiled floor.

## OUTSIDE

### REAR GARDEN

Approx. 43ft. Paved with pedestrian gate to rear.

### FRONT GARDEN

Driveway to front of garage.

## GARAGE

16'8 x 8'8 (5.08m x 2.64m)

Up and over door. Light and power connected. Radiator.



## Road Map



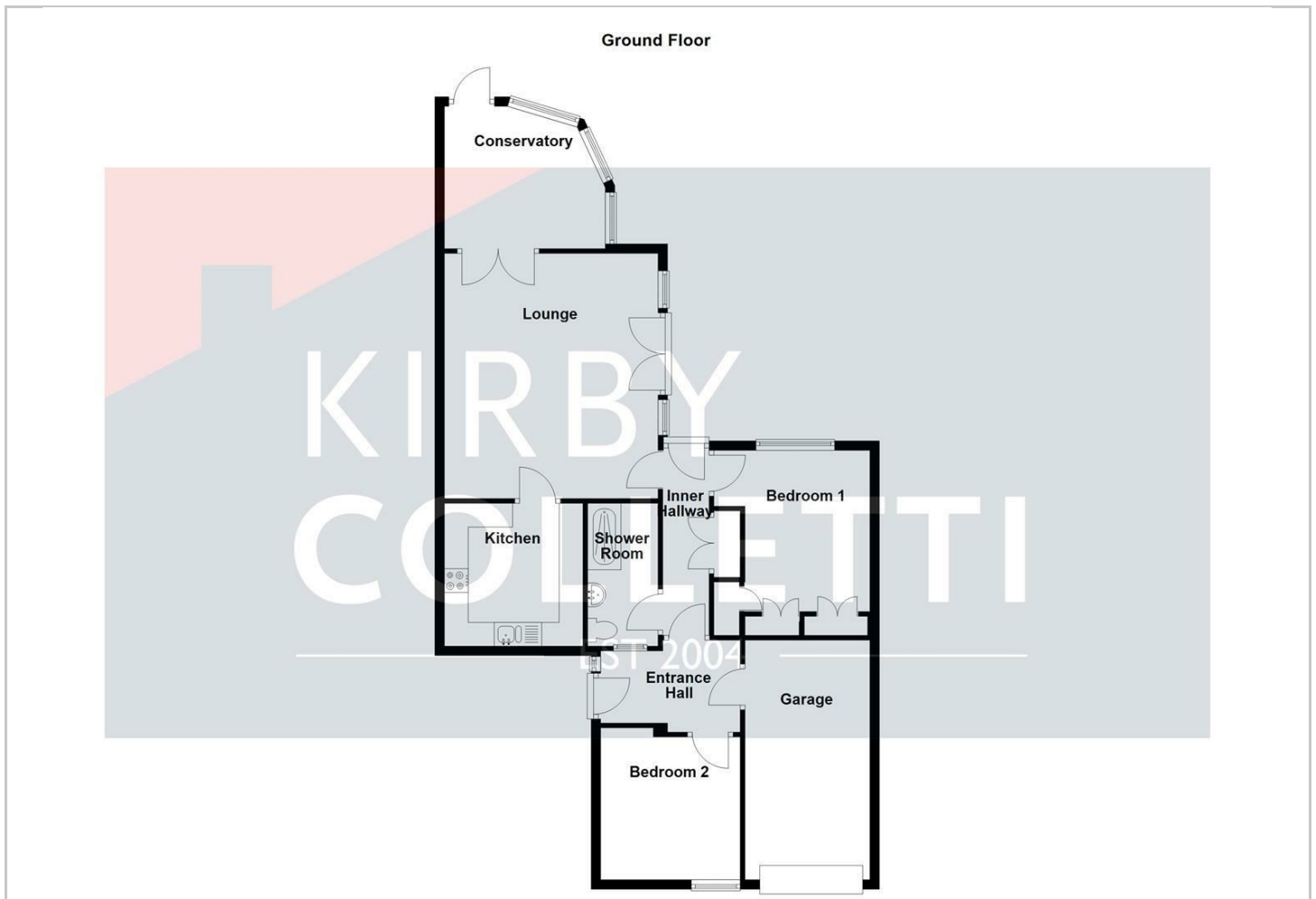
## Hybrid Map



## Terrain Map



## Floor Plan

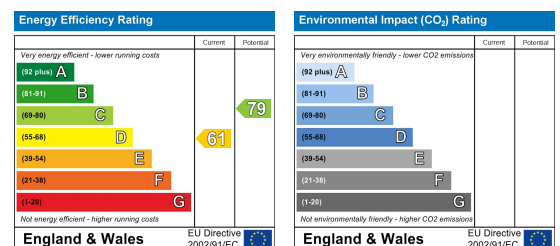


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk