House - Semi-Detached (EPC Rating: B)

44 Rook Tree Lane, Stotfold, Hitchin, Hertfordshire, SG5 4DQ

Shared Ownership

£133,000

First Step

3 1 1 B

3 Bedroom House - Semi-Detached located in Hitchin

SHARED OWNERSHIP A delightful and well-proportioned 3 bed semi-detached house, situated on a small development located in the centre of the sought after town of Stotfold.

Surrounded by idyllic stretches of countryside this beautifully designed home features spacious living accommodation to include a modern fitted kitchen/diner with built-in oven/hob/extractor, downstairs cloakroom, good sized garden and 2 allocated parking spaces.

Full Market Value: £380,000
35% share: £133,000
Rent: £707.89 pcm
Service Charge: £10.80 pcm
91 Year Lease
EPC rating: B
Council tax band: D

Entrance Hallway:
UPVC double glazed front door. Carpet, ceiling light, radiator.

Doors leading to:

Lounge:
16'7" x 11'4"
UPVC double glazed window to front aspect. TV & BT point, carpet, ceiling light, radiator.

Kitchen/diner:
18'8" x 9'0"
UPVC double glazed patio doors leading to rear garden with double glazed windows to rear aspect. Range of Ivory wall and base units, with complementary dark worktop and upstand. Electric oven, gas hob and chrome extractor hood. Spaces for tall fridge/freezer and washing machine. Inset stainless bowl sink with drainer and chrome mixer tap. Understairs storage cupboard. Tiled flooring, chrome inset overhead spotlights, radiator.

Cloakroom:
UPVC double glazed privacy window to side aspect. White suite comprising: low level push button wc and wash hand basin with chrome monobloc tap. Half tiled walls, ceiling light, radiator, tiled flooring.

Landing:
UPVC double glazed window to side aspect. Ceiling light, carpet, airing cupboard, radiator.

Bedroom 1:
14'4" x 10'5"
UPVC double glazed windows to rear aspect. TV & BT point, carpet, ceiling light, radiator.

Bedroom 2:
11'4" x 11'1"
UPVC double glazed window to front aspect, carpet, ceiling light, radiator.

Bedroom 3:
8'0" x 7'9"
UPVC double glazed window to rear aspect, carpet, ceiling light, radiator.

Bathroom:
6'7" x 6'7"
UPVC double glazed privacy window to front aspect. A white suite comprising: panelled bath with chrome mixer tap, wall mounted shower and glass screen. Wall mounted wash hand basin, chrome mixer tap. Low level push button flush wc. Tiled flooring, inset ceiling spotlights, fully tiled walls, heated towel rail.

External:
Two allocated parking spaces. Additional visitor parking. Overlooking countryside. Rear garden laid to lawn with patio area. Wooden shed, outside tap, wooden panelled fencing with side gated access.

Local Area:
This property is situated in a prime location in Stotfold

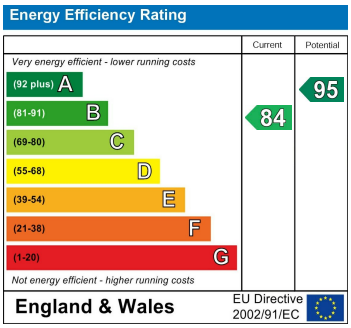
close to all local amenities which include a Co-op, Pharmacy, Bakery and Working Flour Mill with coffee shop along with a variety of Pub/Restaurants.
The area benefits from good schools: St Marys Academy, Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.
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 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.

Council Tax Band

D

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