House - Mews (EPC Rating: C)

37 MIDDLEMARCH, FAIRFIELD, HITCHIN, HERTS, SG5 4JJ

Price Guide

£339,950

First Step

2 1 1 C

2 Bedroom House - Mews located in Fairfield, Hitchin

PRIVATE GARDEN... OPEN plan living... NEWLY UPGRADED KITCHEN... LARGE LOUNGE with French doors to garden... PEACEFUL LOCATION... Two DOUBLE Bedrooms... ALLOCATED Parking...

BEAUTIFULLY PRESENTED...

DELIGHTFUL MEWS PROPERTY...

SECLUDED LOCATION...

NEWLY FITTED KITCHEN...

TWO DOUBLE BEDROOMS..

PRIVATE REAR GARDEN...

ALLOCATED PARKING SPACE...

GROUND FLOOR

Entrance Hallway
Composite door leading into hallway. Laminate flooring, ceiling light, Hive heating control, ring doorbell. Stairs leading to first floor. Doors leading to lounge/diner & bedroom 2.

Lounge/Diner
22'4" x 15'5"
Double glazed window to front aspect, fitted with venetian blind with French doors leading to garden. Laminate flooring, 2 ceiling lights, 2 radiators. Door to large under stair storage cupboard. Opening leading to:

Kitchen
10'6" x 10'0"
Double glazed window to rear aspect. Fully fitted kitchen (newly fitted in August 2020) with an extensive range of white gloss wall and base units incorporating drawer pack with complementary work surface. Single stainless steel sink unit. Integrated appliances, comprising of: 2 eyeline ovens, 4 ring gas hob with extractor, microwave, fridge freezer, washing machine & dishwasher. Space for under counter fridge. Worcester combi boiler housed in wall unit (4 year guarantee remaining, serviced annually). Laminate flooring, inset spot ceiling lights (fitted with mood lighting switch), USB sockets.

Bedroom 2
11'6" x 10'7"
Double glazed window to front aspect. Carpet, ceiling light.

Landing
Carpet, ceiling light, wall mounted shoe rack. Doors leading to:

Bedroom 1
12'6" x 10'7"
Two Velux windows to front aspect with newly fitted blackout blinds. Carpet, ceiling light,TV point.

Bathroom
Velux window to rear aspect, fitted with venetian blind. White suite comprising of: tiled bathside fitted with wall mounted shower & glass screen, pedestal wash hand basin, wc. Laminate flooring, inset spot ceiling lights (newly fitted), shaver point, LED mirror, chrome heated towel rail, extractor fan (newly fitted)

EXTERNAL

Rear Aspect
Wall & fence perimeter, mainly laid to lawn with borders laid to established shrubs. Patio seating area with a small blue slated garden area. Two plastic storage containers. Outside tap/hose, 2 external security lights, 4 rotational static lights, double waterproof power sockets.

Parking
Allocated parking space (numbered) plus additional visitor parking.

ADDITIONAL PROPERTY INFORMATION
EPC: Rating C
Council Tax: Band C
Service charge: £209.30 pcm
Ground Rent: £75 every 6 months
Leasehold: 999 years (approx. 979 years remaining)

Mains utilities
Grade II Listed
Traditional brick and block construction

Local Area
The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both

the Green and Blue lagoons, as well as the established parkland.

There is a lower school on the park along with the nearby schools, Etonbury Academy, Pixbrook Academy & Samuel Whitbread Academy.

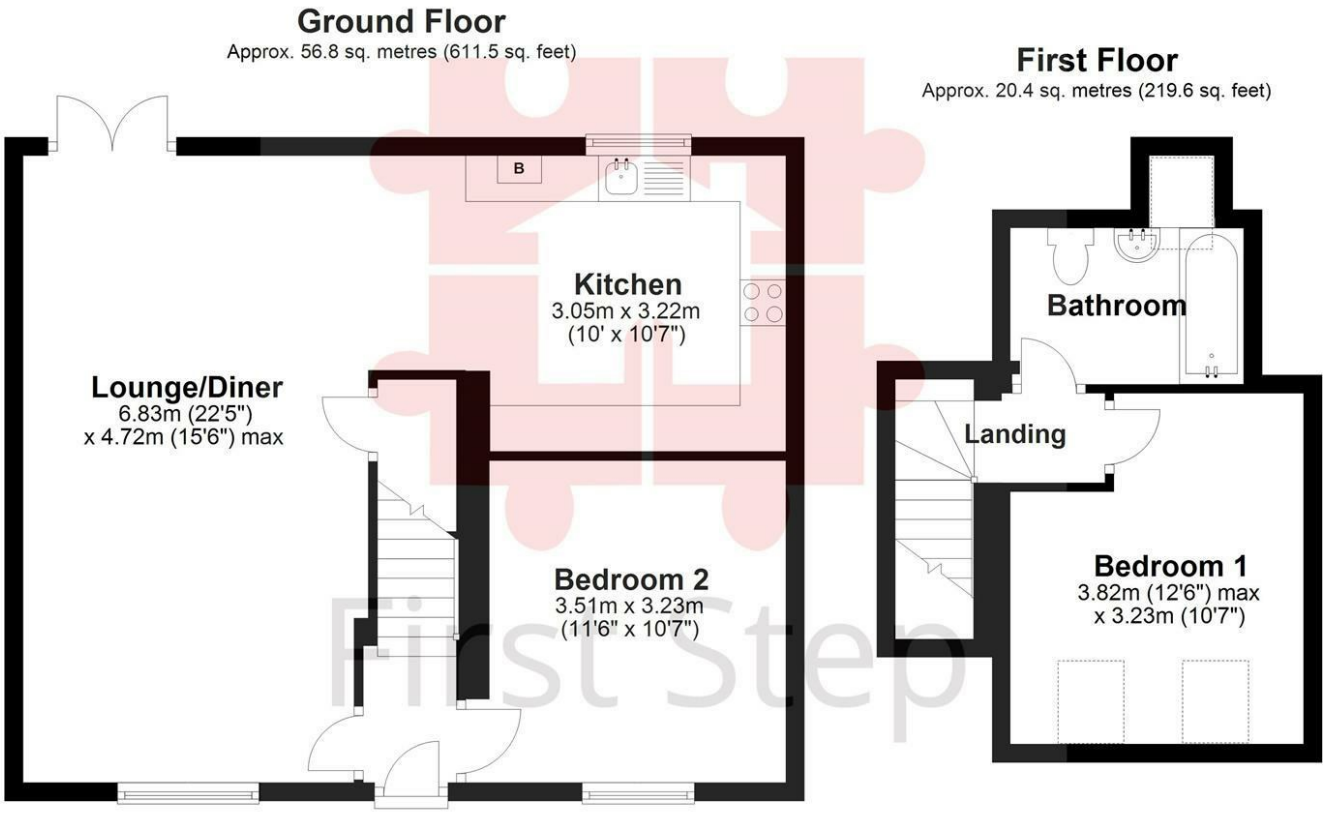
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey are approximately 38-40mins.

On the park itself there is a Tesco's convenience store, Bannatyne's Gym/Spa, dry cleaners and Eden hair salon along with Fairfield Park Cricket and Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

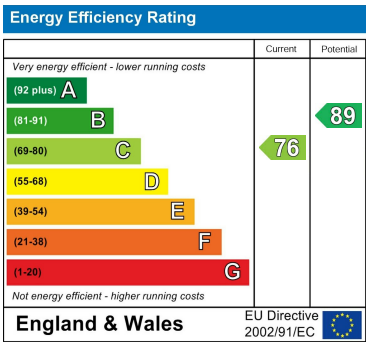


Total area: approx. 77.2 sq. metres (831.1 sq. feet)

Council Tax Band

C

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