

FREEHOLD



House - End Terrace (EPC Rating: D)

**12 SPRECKLEY CLOSE, HENLOW, BEDS,
SG16 6HY**

Price Guide

£335,000



First Step



3 Bedroom House - End Terrace located in Henlow

Wrap around CORNER PLOT garden... UTILITY Room... L-shaped Lounge/Diner... 3 good sized bedrooms... ALLOCATED PARKING... Peaceful location on a green... Close to all local amenities and school...

INTERNAL

Ground Floor

Entrance Hallway

Door and window to front aspect. Open under stairs storage area. Coir matting to entrance, plus carpet. Staircase to first floor. Doors leading to:

Kitchen

11'3" x 7'4"

Window to side aspect. A range of oak effect wall and base units with complementary work surface and tiled splash back. Extractor hood and space for double oven, washing machine and under counter fridge. One and a half bowl sink. Vinyl flooring. Doors leading to:

Utility Room

Window to front aspect and door to side aspect. Wall mounted consumer unit, boiler and meter cupboard. Continuation of vinyl flooring.

Lounge/ Diner

18'7" x 16'1"

Dual aspect windows to front and rear aspects. Dual access from entrance hallway. Electric fireplace with wooden hearth and surround. Carpet.

First Floor

Landing

Full height cupboard housing water tank and fitted with shelves. Loft access. Carpet. Doors leading to:

Bedroom 1

12'5" x 10'9"

Window to front aspect. One door built-in wardrobe, fitted with shelf and rail.

Bedroom 2

10'8" x 9'7"

Window to front aspect. One door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3

7'6" x 7'2"

Window to rear aspect. Double door built-in wardrobe fitted with shelf and rail. Carpet.

Bathroom

Window to side aspect. White suite comprising: fully tiled panelled bath with wall mounted shower, pedestal wash hand basin. Vinyl flooring.

Separate WC

Window to rear aspect. Flush wc. Vinyl flooring.

EXTERNAL

Front Garden

Front garden area laid to lawn with established shrubs, paved pathway to front door. External light. Front gated access to side and rear of property.

Rear Garden

Fence perimeter. Wrap around corner plot garden mainly laid to lawn with paved pathway. External light, tap, water butt, front gated access.

Parking

One allocated numbered parking space. Awaiting permission to drop kerb to create second parking space.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band C

Service charge: £516 per year

Waiting on planning permission to drop curb to create additional parking space

Mains Utilities

Traditional brick and block construction



Local Area

Peacefully located with nearby towns of Henlow, Pirton, Ickleford & Hitchin, Lower Stondon is a village located in central Bedfordshire it is close to local shops, post office, hairdressers, 2 barbers and a pub which are all within walking distance. The Lodge nature reserve and the River Ivel both offer a peaceful day out for the family. Nearby attractions include the luxurious Champneys Health Spa, which is less than 3 miles away.

In the nearby village of Henlow there are a number of amenities including village store, a florist two pubs, local chemist and two local schools including Derwent School, Robert Bloomfield Shefford & Samuel Whitbread Academy.

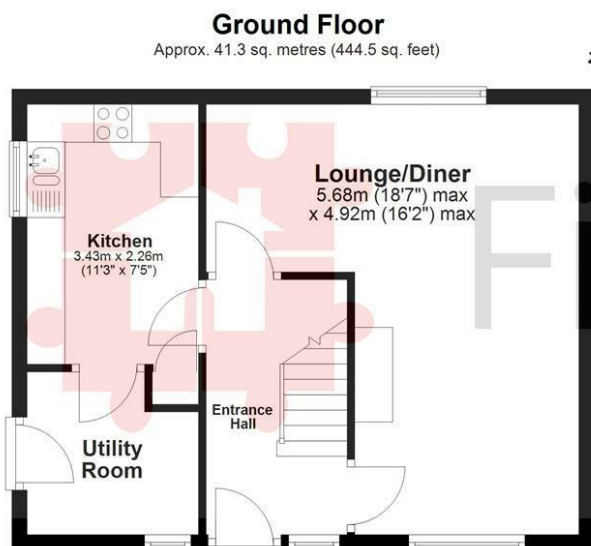
Centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey are approximately 35-40mins.

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.





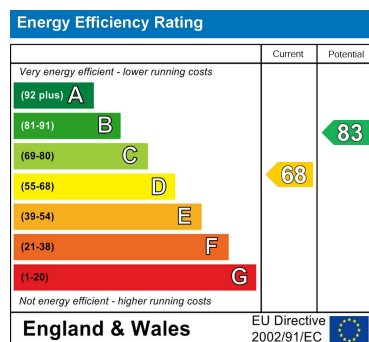
Total area: approx. 82.6 sq. metres (889.1 sq. feet)

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

C

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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