

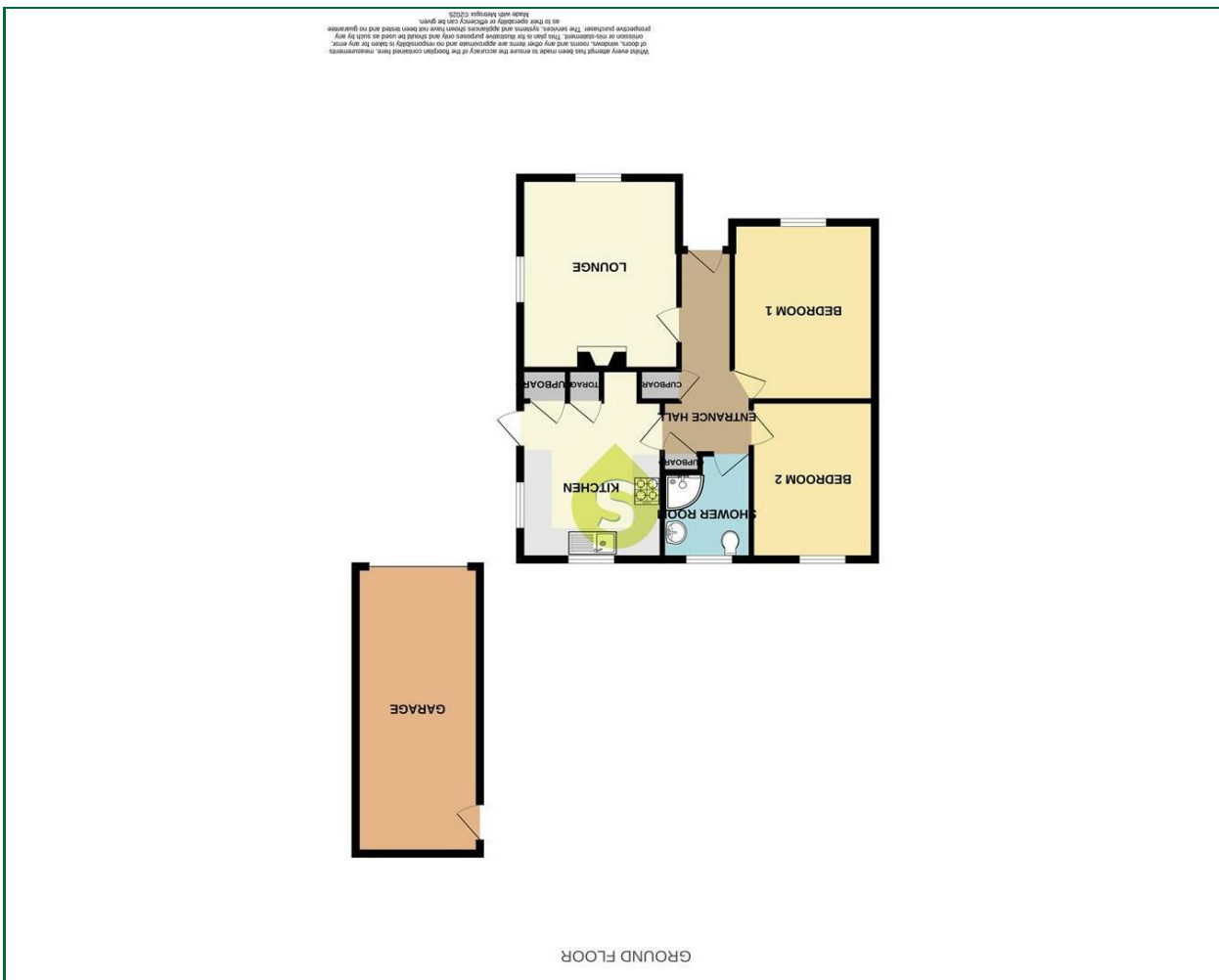


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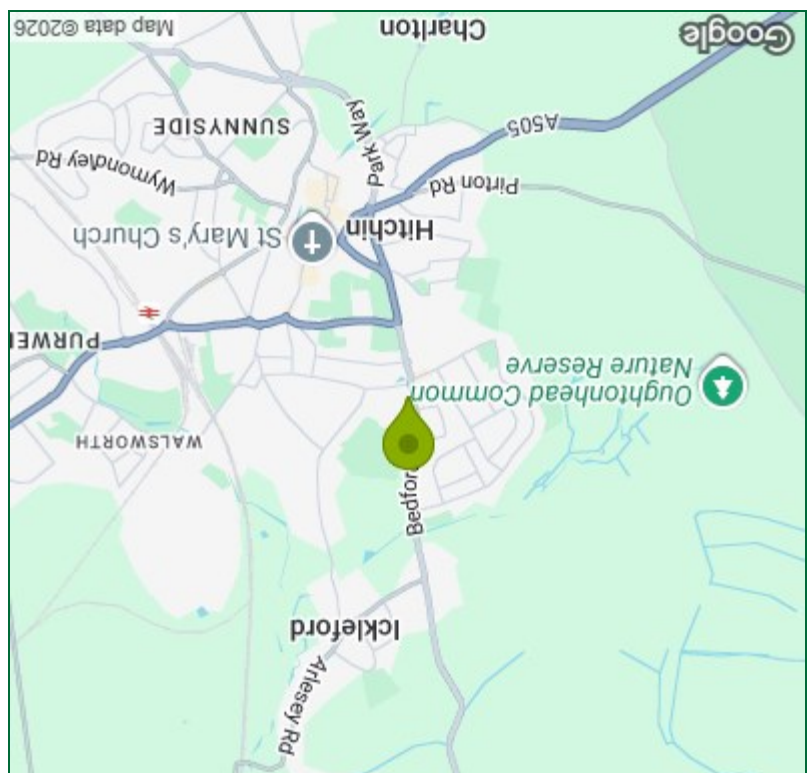
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

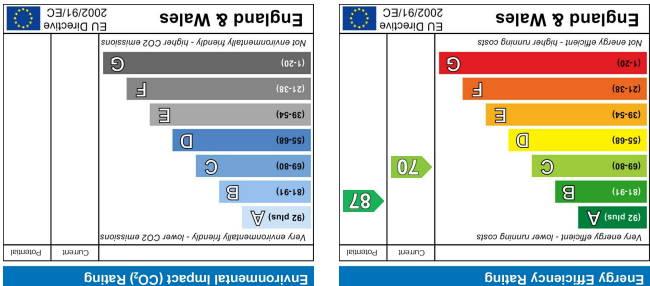
### Viewing



Floor Plan



Area Map



Energy Efficiency Graph



Bedford Road,  
HITCHIN | Hertfordshire  
£450,000



#### Entrance Hall

uPVC double glazed entrance door, radiator, coving, cupboard housing fuse board and electric meter, two recessed cupboards with shelving.

#### Lounge

13'11" x 11'6"

Windows to front and side, radiator, gas effect fire with marble surround.

#### Kitchen

13'8" x 10'2"

Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, cupboard housing wall mounted boiler, window to rear and side, door to garden.

#### Shower Room

Suite comprising of fully tiled shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c, radiator, window to rear, part tiled walls.

#### Bedroom One

12'11" x 10'4"

Window to front, radiator, fitted wardrobes and overhead cupboards.

#### Bedroom Two

11'5" x 8'11"

Window to rear, radiator.

#### Front Garden

Block paved area providing off road parking, small lawn areas, path leading to front door.



#### Rear Garden

Fully enclosed rear garden laid mainly to lawn, personal door to garage.

#### Garage

20'8" x 8'11"

Up and over door, power and light, personal door to garden.

#### Agents Notes

Freehold.

Council Tax band D.

