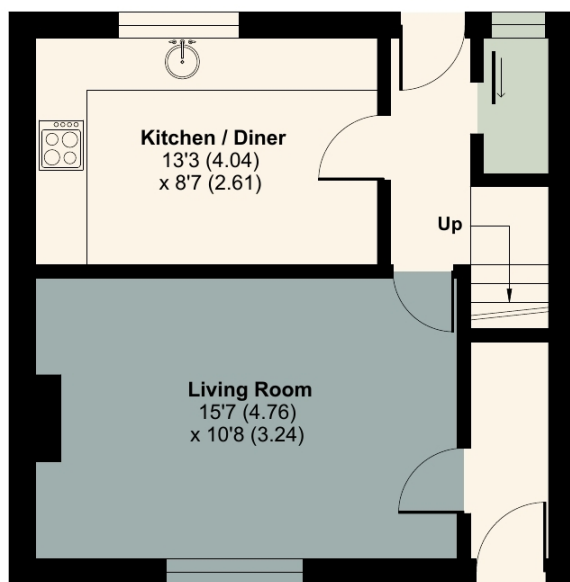
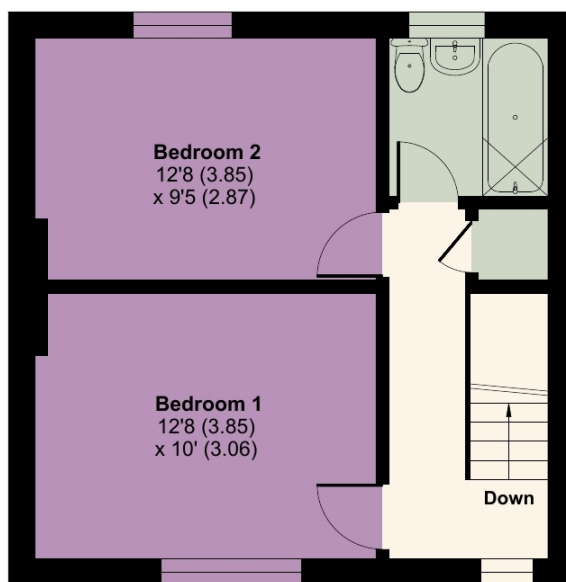




Approximate Area = 764 sq ft / 70.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		66	85

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1438111



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

This two-bedroom end-of-terrace home is offered in excellent condition and represents an ideal first step onto the property ladder, benefiting from side-by-side parking to the front and well-balanced accommodation including two double bedrooms.

- With scenic countryside walks and green open spaces nearby
- Well presented throughout just move in!
- A short commute to nearby Hitchin with mainline station into London
- Driveway to the front providing side by side parking for 2 cars
- Stylish kitchen/diner with integrated appliances
- Sought after location on the Hertfordshire/Bedfordshire border

Ground Floor

Entrance Hall

Door into Living Room

Living Room

15' 7" x 10' 8" (4.75m x 3.25m) Double glazed multi pane window to front. Radiator. Feature shelving units to chimney breast recess. Door into Rear Lobby

Rear Lobby

Radiator. Tiled flooring. Stairs raising to first floor. Open to storage cupboard with space for tumble dryer with double glazed window to rear. Door onto rear garden. Door into Kitchen/Diner

Kitchen/Diner

13' 3" x 8' 7" (4.04m x 2.62m) A range of wall & base units with roll edge worksurfaces over & upstands. Inset one and a half sink & drainer unit with swan neck mixer tap over. Built in electric oven with gas hob & glass splashback & extractor hood over. Integrated dishwasher. Space for fridge freezer. Integrated washing machine. Tiled flooring. Multi pane double glazed window to rear.

First Floor

Landing

Multi pane double glazed window to front. Radiator. Loft access. Storage cupboard with shelving. Doors into all rooms.



Bedroom 1

12' 8" x 10' 0" (3.86m x 3.05m) Multi pane double glazed window to front. Radiator.

Bedroom 2

12' 8" x 9' 5" (3.86m x 2.87m) Multi pane double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with main shower over & curved glass side screen. Pedestal wash hand basin, low level WC. Chrome heated towel rail. Tiled splashbacks. Extractor fan. Obscure multi pane double glazed window to rear.

Outside

Front

Paved driveway provides side by side off street parking for 2 cars.

Rear Garden

Paved patio area. Laid mainly to lawn with stepping stone pathway leading to gated access to rear. Timber shed (to remain).

Agents Note

The owner informs us there is a service charge of approx. £86.53 per month to cover water and sewage charges and the upkeep of communal areas and the private road. We suggest any buyer confirms this with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

