

80, Valerian Way

Stotfold, Hitchin,
Bedfordshire, SG5 4HG

£1,600 pcm

country
properties

This modern three bedroom home is conveniently situated for young families or anyone wanting to be close to the town amenities. The ground floor offers a modern kitchen, with space for a breakfast table. A downstairs cloakroom and a spacious reception room large enough for sitting and dining, leading to the low maintenance South facing rear garden. On the first floor the master bedroom has an en-suite shower room while two further bedrooms are served by a family bathroom. Outside the rear garden has gated side access and leads to the driveway parking for two vehicles.

EPC Band C

GROUND FLOOR

Hallway

Kitchen

10' 5" x 8' 2" (3.17m x 2.49m)

Lounge/Dining Room

15' 1" x 14' 4" (4.60m x 4.37m)

FIRST FLOOR

Bedroom One

9' 6" x 8' 5" (2.90m x 2.57m)

En-Suite Shower

6' 0" x 4' 3" (1.83m x 1.30m)

Bedroom 2

10' 11" x 8' 5" (3.33m x 2.57m)

Bedroom 3

7' 8" x 6' 5" (2.34m x 1.96m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

OUTSIDE

Driveway providing off road parking

Rear Garden

Additional Information

EPC Rating C

Council Tax Band C = £2,110.49

Holding Deposit £369.23

Deposit £1,846.15

Broadband

Standard 8MBPS

Superfast 60 MBPS

Ultrafast 10000 MBPS

Mobile phone coverage

4G Good coverage form Vodafone and EE

Refuse Day Friday

Parking to the rear for two cars

Fridge freezer and washing machine included

We act on a tenant find only basis for this landlord. After check in you will deal with the landlord for maintenance and pay rent directly to the landlord

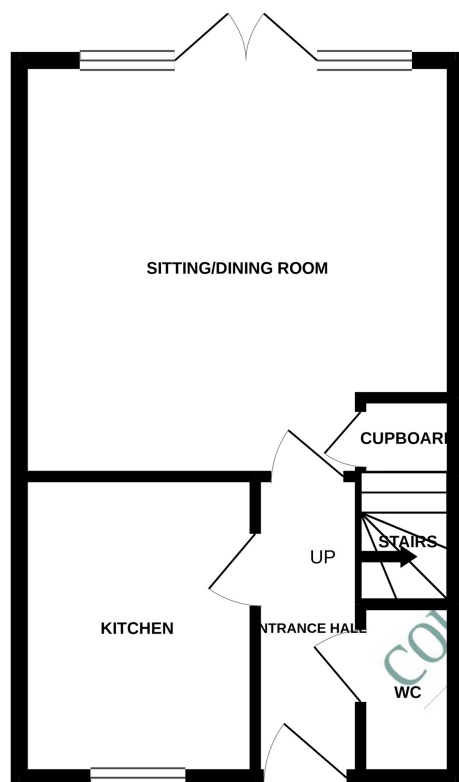


Location

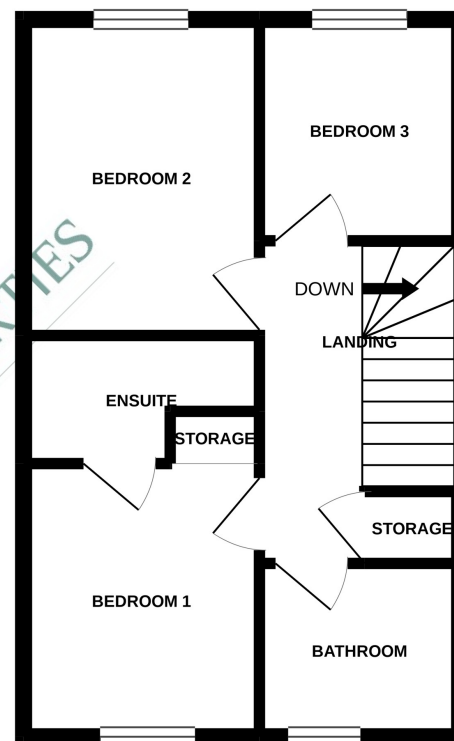
Stotfold is a small town and civil parish in Bedfordshire. Stotfold is thought to have gained its name from the northern drovers breaking their journey south at this point on the A1 Great North Road and penning their horses (stots) in enclosures (folds) before continuing their journeys southwards. The River Ivel runs through the town. Stotfold covers 2,207 acres (8.93 km²) and the population at the 2001 census was 6,190. Stotfold is close to the county border with Hertfordshire, and has a Stevenage postcode. In 2010 there was a campaign to have the town absorbed into North Hertfordshire District Council.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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