



House - Mid Terrace

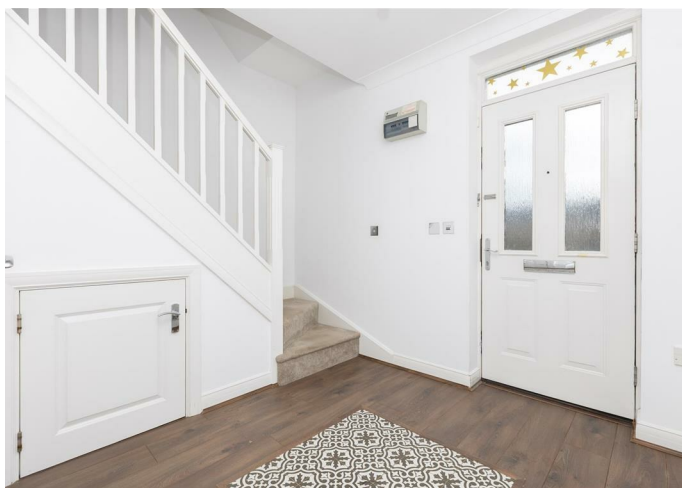
**43 CHARLOTTE AVENUE,
FAIRFIELD, HITCHIN,
HERTS, SG5 4GQ**

PCM

£1,700

FEATURES

- ** AVAILABLE NOW **
- Freshly decorated throughout
- Low maintenance garden
- Close to all local Amenities
- EPC RATING C COUNCIL TAX BAND D
- 3 Bedroom Family Home
- En-suite to Master Bedroom
- ** PETS CONSIDERED **
- ** VIEWING HIGHLY RECOMMENDED **



First Step

3 Bedroom House - Mid Terrace located in Hitchin

*** DECEIVINGLY SPACIOUS 3 bedroom freshly decorated family home with entertaining kitchen/diner with French doors to the garden, lounge with bay window, cloakroom, master bedroom with en-suite and built in wardrobe, 2 further bedrooms, one with wall to wall wardrobes, family bathroom, private enclosed garden with access door to garage and parking... EPC rating C .. Council Tax D

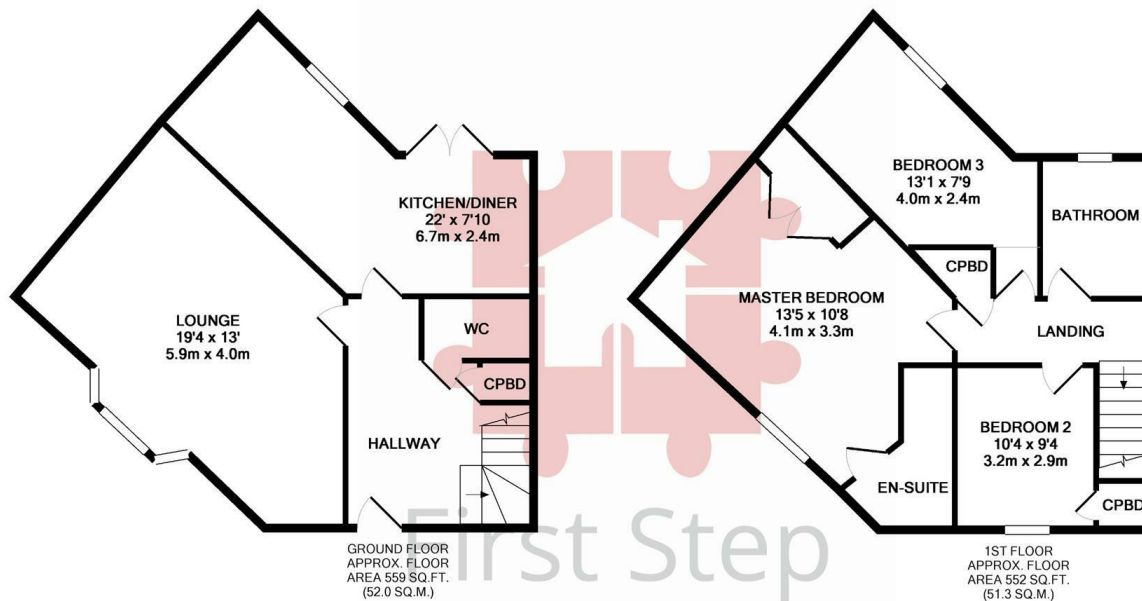
Call us on

01462 659 730

rentals@firststep.ltd

www.firststep.ltd

Council Tax Band



TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.