



House - Mid Terrace

**99 BRONTE AVENUE,  
FAIRFIELD, HITCHIN, SG5  
4FB**

PCM  
**£1,750**

FEATURES

- **\*\* AVAILABLE FROM JULY \*\***
- WELL PRESENTED 3 BED FAMILY HOME
- LIGHT DUAL ASPECT LOUNGE
- FULLY FITTED KITCHEN
- 3 GOOD SIZED BEDROOMS
- GARAGE
- GOOD SIZED GARDEN
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO A1/MI
- EPC BAND C COUNCIL TAX BAND D



# 3 Bedroom House - Mid Terrace located in Hitchin

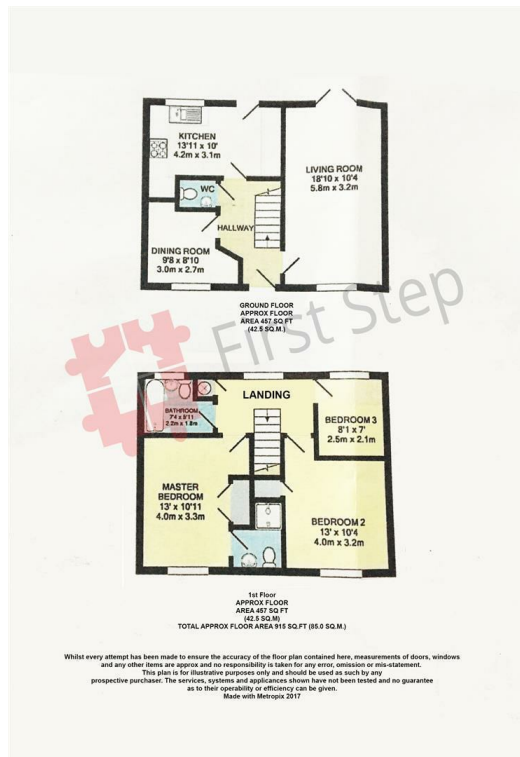
Nestled in the charming area of Fairfield Park, this delightful mid-terrace house on Bronte Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a dual aspect lounge that fills the room with natural light, creating a warm and inviting atmosphere. The separate dining room provides an excellent space for entertaining guests or enjoying family meals. The layout of the home is thoughtfully designed to maximise both space and functionality.

The property boasts a good-sized garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, a single garage offers secure parking for one vehicle, plus parking to the front of the garage, ensuring peace of mind for residents.

This home is surrounded by local amenities, parks, and excellent transport links, making it a fantastic choice for those who appreciate both tranquillity and accessibility. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this lovely home your own.

EPC Rating: C Council Tax Band: D



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**Council Tax Band**

**D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.