

Coachhouse

# 49 CHARLOTTE AVENUE, FAIRFIELD, HITCHIN, SG5 4GQ

PCM

# £1,400

## FEATURES

- \*\*\* AVAILABLE NOW \*\*\*
- \*\*\*\* REDECORATED THROUGHOUT \*\*\*\*
- 2 Double Bedrooms
- Integrated appliances
- Separate bath and shower
- \*\*\* GARAGE AND PARKING \*\*\*
- \*\*\*\*\* MUST SEE \*\*\*\*\*
- Close to all local amenities
- EPC Rating C
- Council Tax Band C



First Step

# 2 Bedroom Coachhouse located in Hitchin

Call us on

01462 659 730

rentals@firststep.ltd

www.firststep.ltd

Council Tax Band

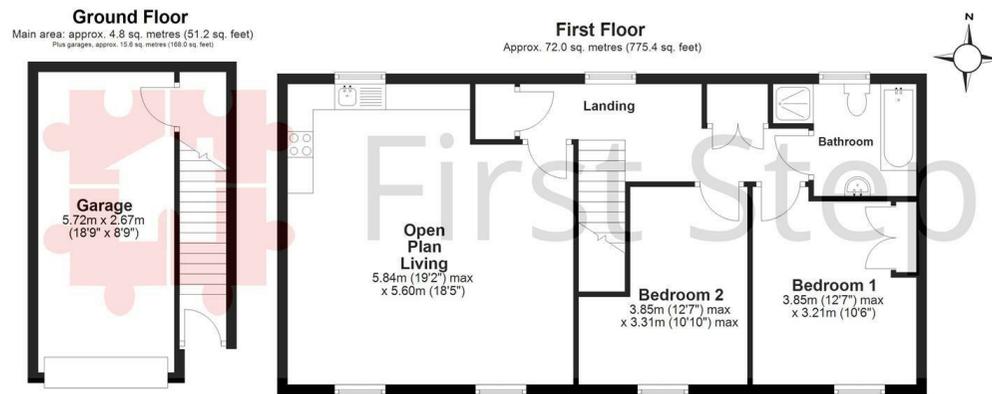
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\*\*\* AVAILABLE NOW \*\*\* Nestled in the desirable area of Fairfield Park, Hitchin, this recently redecorated two-bedroom coach house offers a perfect blend of modern living and convenience. The property features a welcoming open plan kitchen/reception room that provides a comfortable space for relaxation and entertaining. Both bedrooms are generously sized doubles, ensuring ample room for rest and personal space.

The family bathroom is thoughtfully designed, complete with a separate shower cubicle, catering to both practicality and comfort. The kitchen is equipped with integrated appliances, making it ideal for those who enjoy cooking and entertaining.

In addition to its charming interior, this Coach House boasts the added benefit of a garage and parking space for one vehicle, a rare find in such a sought-after location. The property is conveniently situated close to local amenities, schools, and train lines, making it an excellent choice for families and commuters alike.

EPC RATING C COUNCIL TAX BAND C



Main area: Approx. 76.8 sq. metres (826.6 sq. feet)  
Plus garages: approx. 15.6 sq. metres (168.0 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

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