



House - Semi-Detached

**30 BEATRICE PLACE,
FAIRFIELD GARDENS,
HITCHIN, HERTS, SG5 4RZ**

PCM

£1,750

FEATURES

- *** Available Mid March ***
- En-suite and walk in wardrobe to Master Bedroom
- **** Artificial Grass in rear garden *****
- Conveniently located near park and local schools
- EPC RATING B COUNCIL TAX BAND D
- ** Beautifully presented 3 Bedroom Semi Detached Home **
- ** Electric Garage door **
- All appliances included
- *** MUST VIEW TO APPRECIATE THIS LOVELY HOME ***
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

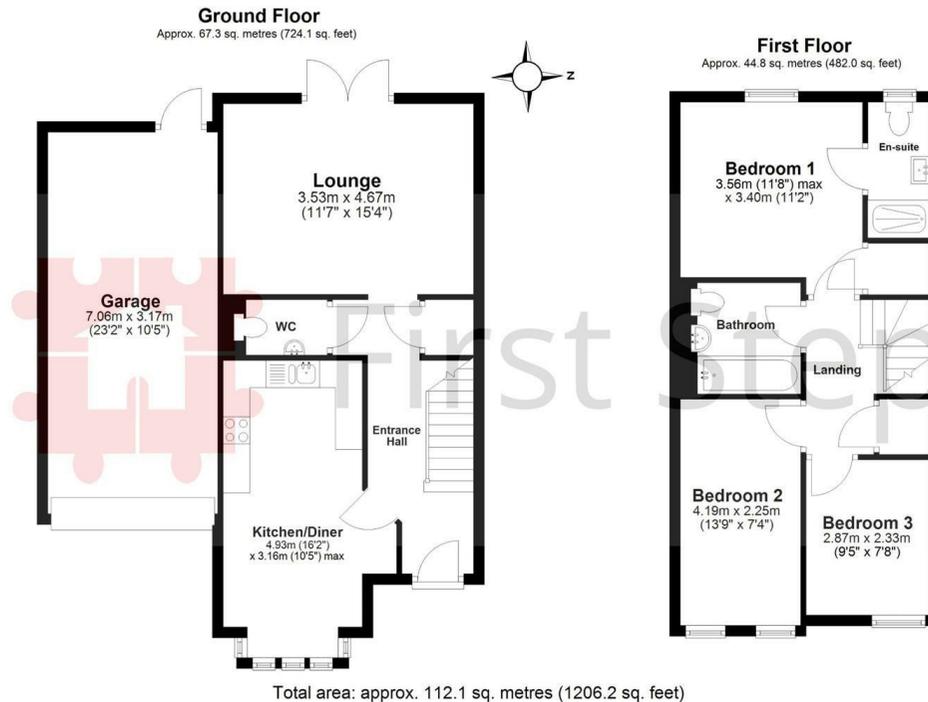


3 Bedroom House - Semi-Detached located in Hitchin

Nestled in the sought-after Beatrice Place within Fairfield Gardens, Hitchin, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and a convenient walk-in wardrobe, this home offers both comfort and practicality. The third bedroom has built in open wardrobes and storage.

The property features a spacious reception room, perfect for entertaining guests or enjoying family time. The modern kitchen/diner is equipped with all necessary appliances, making meal preparation a delight. The low-maintenance garden, adorned with artificial grass, provides a serene outdoor space for relaxation or play, ensuring you can enjoy your garden without the hassle of upkeep.

In addition to the ample living space, this home includes two bathrooms, and a downstairs WC catering to the needs of a busy household. For those with vehicles, the property offers parking for two cars, along with a garage for additional storage or secure parking.



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.

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Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(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.