



House - End Terrace (EPC Rating: D)

## Upperstone Close, Stotfold, Hitchin

Per Month

**£1,350 Per**



First Step



2



1



1



D

# 2 Bedroom House - End Terrace located in Hitchin

**\*\* AVAILABLE JULY \*\* TWO BEDROOMS... OFF ROAD PARKING FOR 2 CARS... KITCHEN WITH APPLIANCES... REAR GARDEN .. NO THROUGH ROAD .. EASY ACCESS TO ALL AMENITIES .. EPC RATING D COUNCIL TAX BAND C**

## Entrance Hall

Sealed water filled radiator. Carpet. Door leading to lounge.

## Lounge/Diner

UPVC window to front. Carpet. Sealed water filled radiator.

## Kitchen

UPVC window to rear aspect. UPVC door leading to Garden. Fully fitted kitchen with freestanding electric oven, freestanding fridge/freezer and washer/dryer. Complimentary work surface. Sink with drainer and mixer tap. Tiled flooring.

## FIRST FLOOR

### Stairs/Landing

Carpet. Doors leading to:

### Master Bedroom

UPVC window to front aspect. Carpet. Sealed water filled radiator. Cupboard over stairs housing water tank.

### Bedroom 2

UPVC window to rear aspect. Carpet. Sealed water filled radiator.

### Bathroom

UPVC window to rear. Shaver point. Tiled flooring. Bath with electric shower. W/C. Wash hand basin.

## EXTERNAL

### Front Garden

Mainly laid to lawn with Pathway leading to front door. Side gated access to rear garden.

### Rear Garden

Mainly laid to lawn. Patio area. Shingled area to rear of garden. Light. Tap. Storage.

### Parking

Allocated parking for 2 cars to front of property.

## Agents Notes

This property will be managed by the landlord.

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

## Local Area

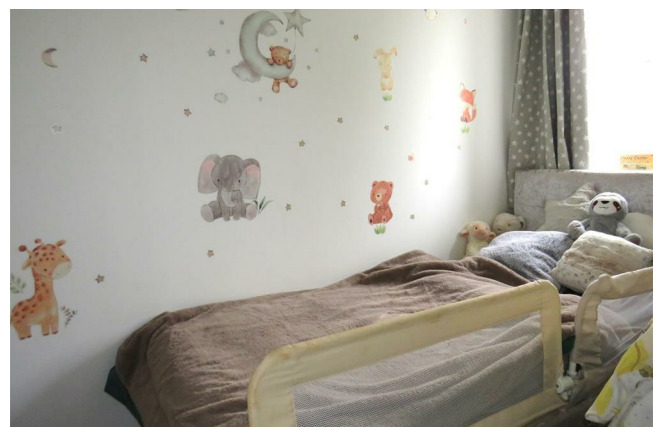
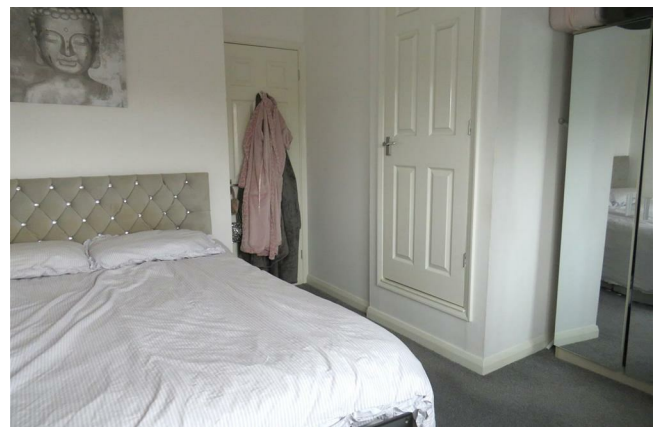
This property is situated within a quiet cul-de-sac.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.



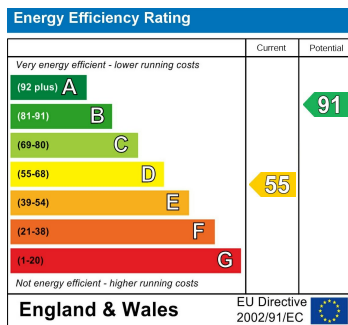




Council Tax Band

**C**

Energy Performance Graph



Call us on

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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.



**First Step**