

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**25 FENNEL AVENUE, STOTFOLD,  
HITCHIN, HERTS, SG5 4LJ**

**Price Guide**

**£349,950**



First Step



2



1



1



C

# 2 Bedroom House - Semi-Detached located in Stotfold, Hitchin

2 DOUBLE bedrooms... CARPORT & driveway parking... Lounge/Diner leading to garden... Centrally located to all LOCATED AMENITIES... Entertaining PATIO & LAWN garden LANDSCAPED in 2024...

## INTERNAL

### Ground Floor

#### Entrance hallway

Door to front aspect. Wall mounted consumer unit. Understairs storage cupboard. Engineered oak laminate flooring. Staircase to 1st floor. Doors leading to:

#### Kitchen

8'5" x 7'11"

Window to front aspect. Oak effect wall and base units with complementary work surface and tiled splash back. Single oven, electric hob and extractor hood. Space for washing machine and fridge freezer. Boiler, one bowl sink. Continuation of engineered oak laminate flooring.

#### Lounge/Diner

17'8" x 14'11"

Window and door to rear aspect. Continuation of engineered oak laminate flooring.

#### Cloakroom

White suite comprising: Push button WC, vanity wash hand basin with tiled splash back. Ceramic tiled flooring.

### First Floor

#### Landing

Loft access - Partially boarded, fitted with ladder and light. Full height door to cupboard fitted with shelf. Carpet. Doors leading to:

#### Bedroom 1

14'11" x 9'10"

Window to rear aspect. Carpet.

#### Bedroom 2

14'11" x 9'8"

Two windows to front aspect. Carpet.

#### Bathroom

White suite comprising: half tiled paneled bath with wall mounted shower, push button WC, pedestal wash hand basin with tiled splash back. Ceramic tiled flooring.

## EXTERNAL

#### Front Garden

Small garden area with decorative shingle and established shrubs, paved pathway to front door. External tap. Side gated access.

#### Rear Garden

Fence perimeter. External light, side gated access. Garden landscaped in 2024, with entertaining patio, shallow step down to lawn area with further shallow step down to pebbled area with established plants and shrubs. West facing.

#### Carport & Driveway Parking

Carport, currently housing garden shed. Space in front for 1 car.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band C

Service Charge: £15 per month

Mains utilities

Traditional brick and block construction

### Local Area

### Agents Note

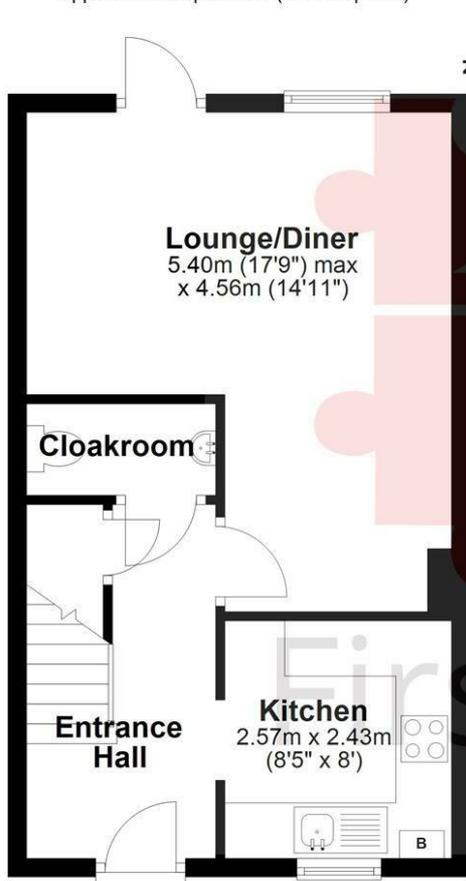


The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.



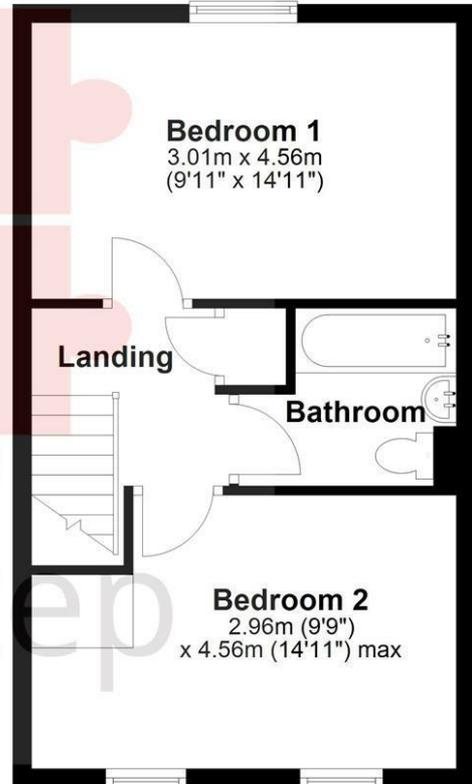
## Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)

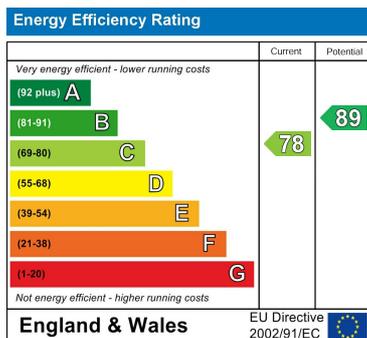


Total area: approx. 73.7 sq. metres (793.0 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01462 659 730**

[sales@firststep.ltd](mailto:sales@firststep.ltd)

[www.firststep.ltd](http://www.firststep.ltd)

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**