

FREEHOLD



House - End Terrace (EPC Rating: B)

**30 Tiger Moth Way, Lower Stondon, Henlow,
Beds, SG16 6GN**

Offers Over

£325,000



First Step



2 Bedroom House - End Terrace located in Lower Stondon

COMPLETED UPWARD CHAIN... 2 DOUBLE bedrooms... WEST facing garden... 2 PARKING spaces... IMMACULATE condition throughout... PEACEFUL location...

COMPLETED UPWARD CHAIN....

2 DOUBLE BEDROOMS,,,

2 ALLOCATED PARKING SPACES...

WEST FACING GARDEN...

On the ground floor is a kitchen, lounge/diner and cloakroom.

The second floor benefits from 2 double bedrooms and a family bathroom.

The west facing garden has a side gated access.

There are 2 allocated parking spaces to the front of the property.

GROUND FLOOR

Entrance Hallway

Carpet, stairs to first floor and doors leading to:

Kitchen

9'3" x 8'0"

Window to front aspect. Range of white wall and base units with complementary work surface with matching up-stand and under plinth lighting. One and a half bowl sink and drainer. Freestanding upright fridge freezer. Space for washing machine.

Lounge/Diner

14'11" x 12'5"

Window and door to rear aspect. Acoustic wall panelling,

carpet, full height door to under stairs storage fitted with shelves.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin, vinyl flooring.

FIRST FLOOR

Landing

Cupboard housing the boiler, carpet, doors leading to:

Bedroom 1

14'11" x 11'3"

Two windows to front aspect. Feature wood panelling to wall, high level door to over stairs storage, carpet.

Bedroom 2

13'1", 6'8" 10' 7" 10"

Window to rear aspect, vinyl flooring.

Bathroom

Window to rear aspect. White suite comprising: push button wc, pedestal wash hand basin, fully tiled panelled bath with wall mounted shower and glass screen.

EXTERNAL

Front & Side Garden

Small established shrub garden to front with paved pathway to front door, external light, small strip of established shrub garden to side of property, bin storage area.

Rear Garden

West facing garden with fence and wall perimeter and side gated access. Mainly laid to lawn with entertaining patio, wooden garden shed, external light.



Parking

2 allocated parking spaces. Ample visitor parking.

Additional Property Information

EPC Rating: B

Council Tax: C

Freehold

Service charge: £38.86

Traditional brick and block build

Mains utilities

Property originally shared ownership 40% share, now being sold at full market value with back to back staircasing

Local Area

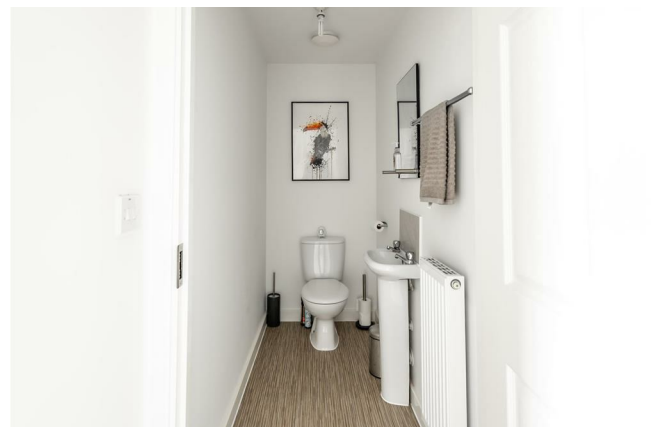
Prime, peaceful location, with nearby towns of Henlow, Pirton, Ickleford & Hitchin. Lower Stondon is a village located in central Bedfordshire it is close to local shops, post office, hairdressers, 2 barbers and a pub which are all within walking distance. The Lodge nature reserve and the River Ivel both offer a peaceful day out for the family. Nearby attractions include the luxurious Champneys Health Spa, which is less than 3 miles away.

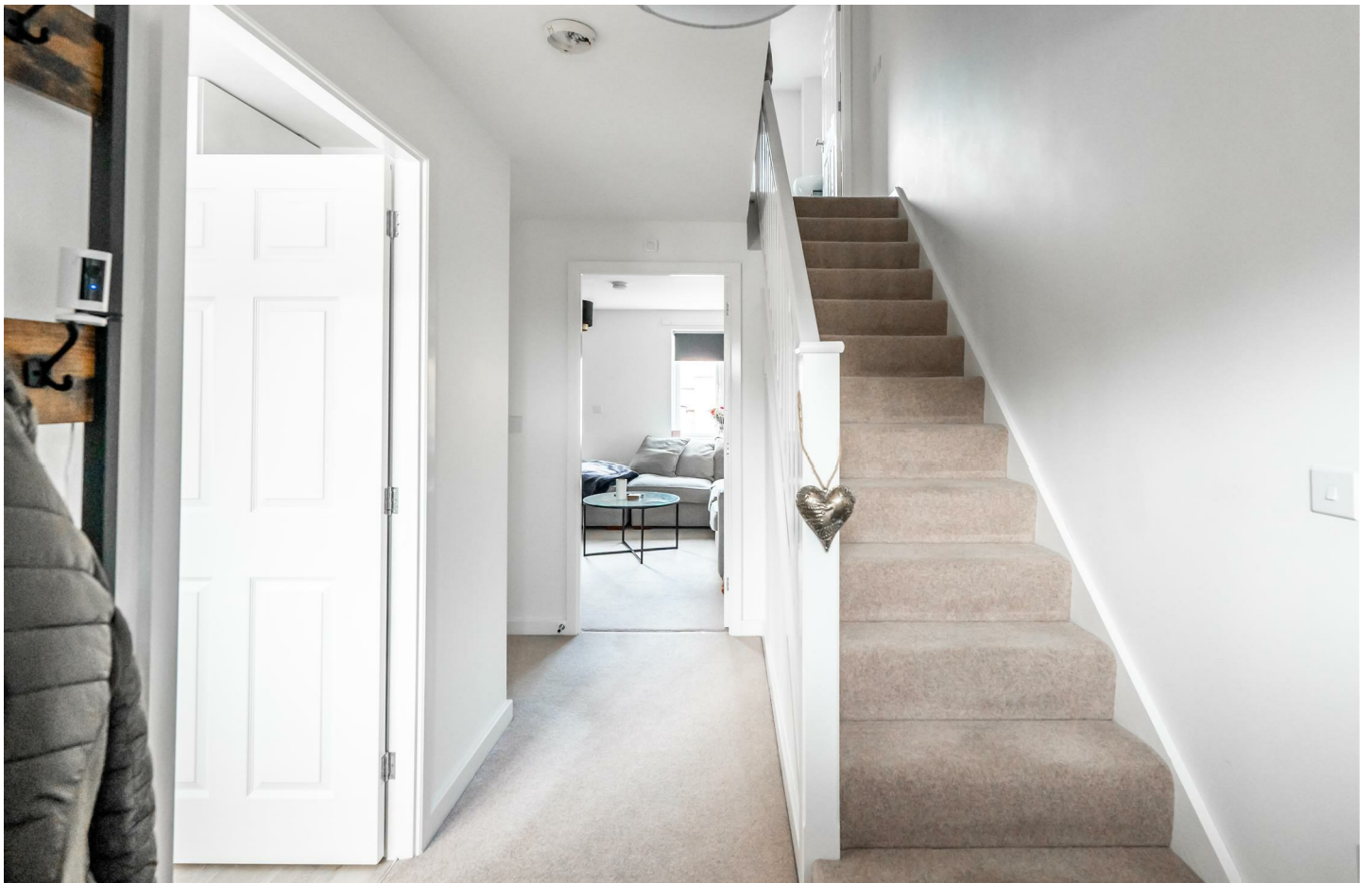
Centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey are approximately 35-40mins.

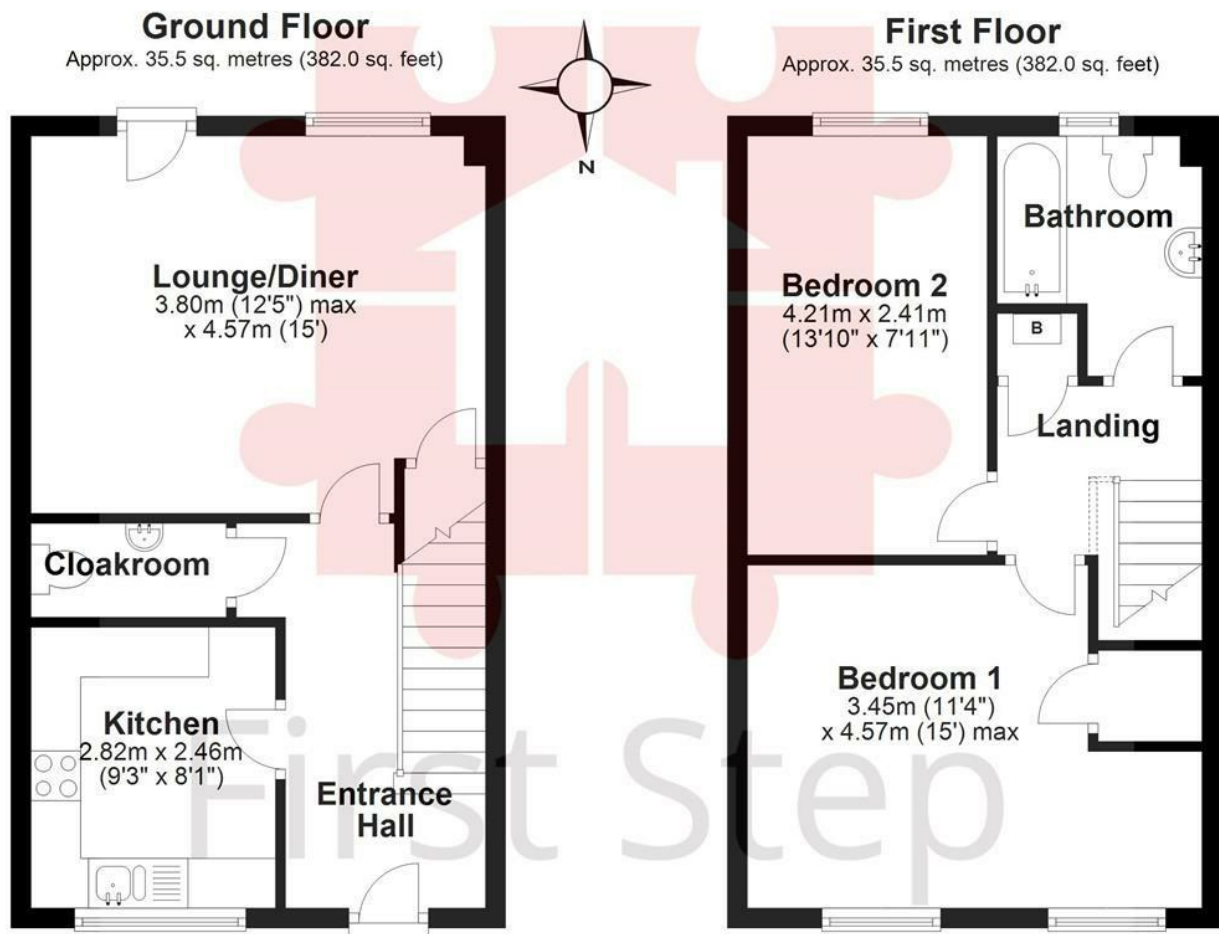
Agents Notes

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





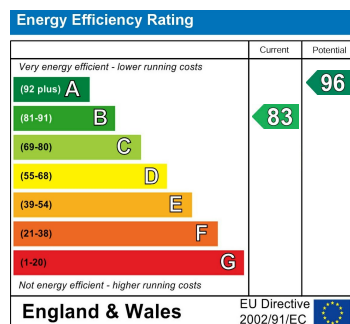


Total area: approx. 71.0 sq. metres (763.9 sq. feet)

Council Tax Band

C

Energy Performance Graph



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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