

FREEHOLD



House - End Terrace (EPC Rating: D)

55 Tedder Avenue, Henlow, Beds, SG16 6HW

Price Guide

£335,000



First Step



3 Bedroom House - End Terrace located in Henlow

LARGE SECLUDED GARDEN... 3 good sized bedrooms... LOUNGE/DINER with French Doors to Garden... Kitchen plus UTILITY ROOM... Downstairs cloakroom... 2 ALLOCATED Parking spaces...

IDEAL FIRST PURCHASE...

IMMACULATELY PRESENTED...

3 GOOD SIZED BEDROOMS...

LARGE PRIVATE GARDEN...

2 ALLOCATED PARKING SPACES...

The ground floor comprises of lounge/diner, kitchen, boot room & cloakroom.

On the first floor is 3 bedrooms, bathroom & cloakroom.

Externally is a large rear garden with 2 allocated parking spaces.

On the ground floor is the lounge/diner, kitchen, utility room & Cloakroom.

The first floor comprises of 3 good sized bedrooms, bathroom & cloakroom.

Externally is a large rear garden with 2 allocated parking spaces to the front of the property.

GROUND FLOOR

Entrance Hallway

Double glazed window to front aspect with composite door leading into entrance hallway. Open under stair area. Carpet. Doors leading to:

Lounge/Diner

18'7" x 16'4"

Dual aspect, double glazed window to front aspect fitted with venetian blind with French doors leading to rear garden. Feature fireplace fitted with electric fire. Carpet.

Kitchen

11'4" x 7'4"

Double glazed window to side aspect. Light wood kitchen fitted with wall & base units with complementary work surface. Space for freestanding appliances: electric cooker, washing machine, fridge, dishwasher. Door to shelved pantry. Stainless steel sink. Wall mounted Baxi boiler. Vinyl flooring. Door leading to:

Utility Room

Half glazed door to side aspect. Vinyl flooring. Door leading to:

Cloakroom

Double glazed privacy window to front aspect. White suite comprising: wc, vanity unit inset with wash hand basin. Vinyl flooring.

FIRST FLOOR

Landing

Door to shelved airing cupboard housing water tank. Carpet. Loft access. Doors leading to:

Bedroom 1

13'0" x 10'10"

Double glazed window to front aspect fitted with Roman blind. Carpet, TV point. Door to built-in storage cupboard fitted with shelf & rail.



Bedroom 2

10'9" x 9'9"

Double glazed window to front aspect fitted with venetian blind. Carpet. Door to built-in storage cupboard fitted with shelf & rail.

Bedroom 3

10'11" x 7'7"

Double glazed window to rear aspect fitted with venetian blind. Carpet. Two door built-in storage cupboard fitted with shelf & rail.

Bathroom

Double glazed privacy window to side aspect. White suite comprising: fully tiled panelled bath fitted with wall mounted shower, curtain & rail. Vanity unit inset with wash hand basin, wc, chrome heated towel rail, shaver point. Vinyl flooring.

Cloakroom

Double glazed privacy window to rear aspect. wc, wall mounted wash hand basin. Vinyl flooring.

EXTERNAL

Front Aspect

Pathway leading to front door with lawn laid to either side. Gated access leading to rear aspect.

Rear Aspect

Private good sized rear garden laid to lawn with fence perimeter. Wooden garden shed (concrete base). Pathway leading to gated access to front of property. Outside tap.

Parking

Two allocated parking spaces to the front of the property.

Additional Material Information

Freehold

EPC Rating: D

Council Tax Band: C

Service Charge: £46.20 per month

Mains utilities

Traditional brick build

Local Area

Henlow is a village located in central Bedfordshire it is close to local shops, post office and a pub which are all within walking distance. Golfers will find an abundance of good local courses, with Mount Pleasant Golf Club and Letchworth Golf Club close by. 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.



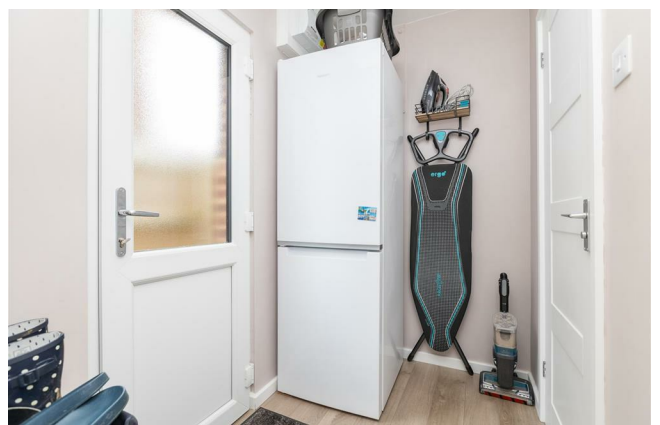
In Henlow village itself there are a number of amenities including village store, a florist two pubs and two local schools including Derwent Lower School, Raynsford VC Lower School and Henlow Middle School.

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 via Arlesey are approximately 35-40mins.

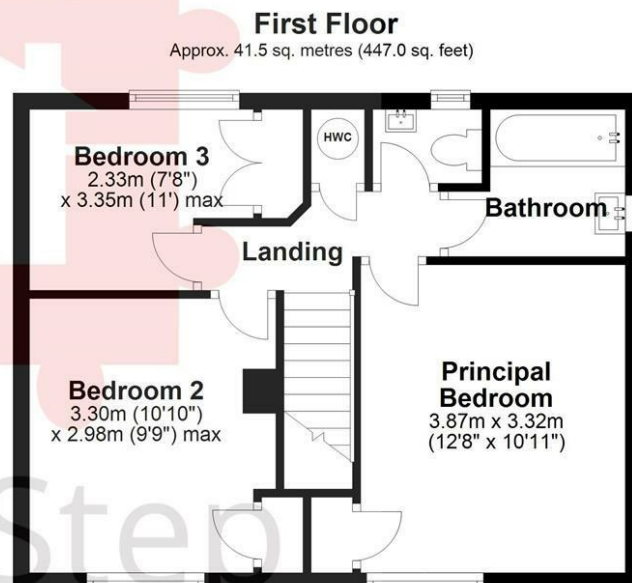
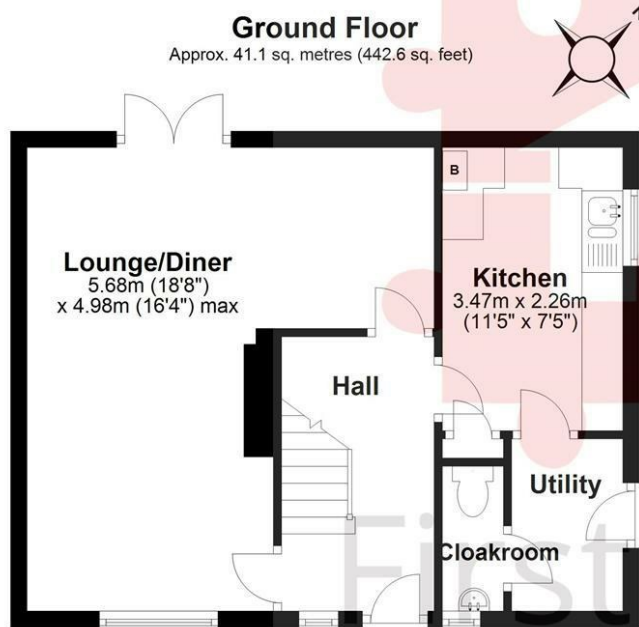
Agents Note

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.





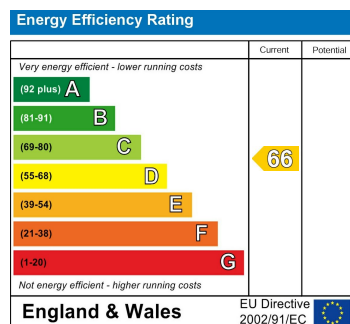


Total area: approx. 82.6 sq. metres (889.6 sq. feet)

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