

FREEHOLD



House - End Terrace (EPC Rating: C)

# 14 ANGELICA AVENUE, STOTFOLD, HITCHIN, HERTS, SG5 4HH

Price Guide

**£335,000**



First Step



# 2 Bedroom House - End Terrace located in Hitchin

2 DOUBLE bedrooms... ENTERTAINING open plan living... UPGRADED Kitchen with BREAKFAST BAR... Enclosed WALLED GARDEN... 2 tandem PARKING SPACES... "Clever Closet" understairs storage...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Clever closet, under stairs cupboard fitted with power. Tiled flooring. Stairs leading to 1st floor. Doors leading to:

#### Kitchen - open plan

8'5" x 7'11"

Window to front aspect. Navy wall and base units with complementary work surface and tiled splash back with matching breakfast bar with seating for two, fitted with drawers and cupboard. Single oven, electric hob with extractor hood, space for under counter washing machine and free standing fridge freezer. Single bowl sink and drainer, continuation of tiled flooring. Opening to:

#### Lounge/Diner

17'8" x 14'11"

Dual aspect window to side and rear, door to rear aspect. Herringbone luxury vinyl flooring.

#### Cloakroom

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

### First Floor

#### Landing

Loft hatch. Full height cupboard housing water tank fitted with shelf. Carpet.

#### Bedroom 1

14'11" x 9'10"

Window to rear aspect. Carpet.

#### Bedroom 2

14'11" x 9'8"

Two windows to front aspect. Over stairs cupboard. Carpet.

## Bathroom

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

## EXTERNAL

### Front Garden

Small garden area with decorative shingle and established shrubs, storm porch, paved shallow steps to front door. External light, tap and power.

### Rear Garden

Wall and fence perimeter. External light, rear gated access. Air source heat pump. Entertaining patio and lawn, garden shed and water butt.

### Parking

Two tandem parking spaces to the back of the property.

## ADDITIONAL PROPERTY INFORMATION

Freehold - see below\*

EPC: Rating C

Council Tax: Band C

Service charge: TBC

Mains Utilities - no gas, air source heat pump

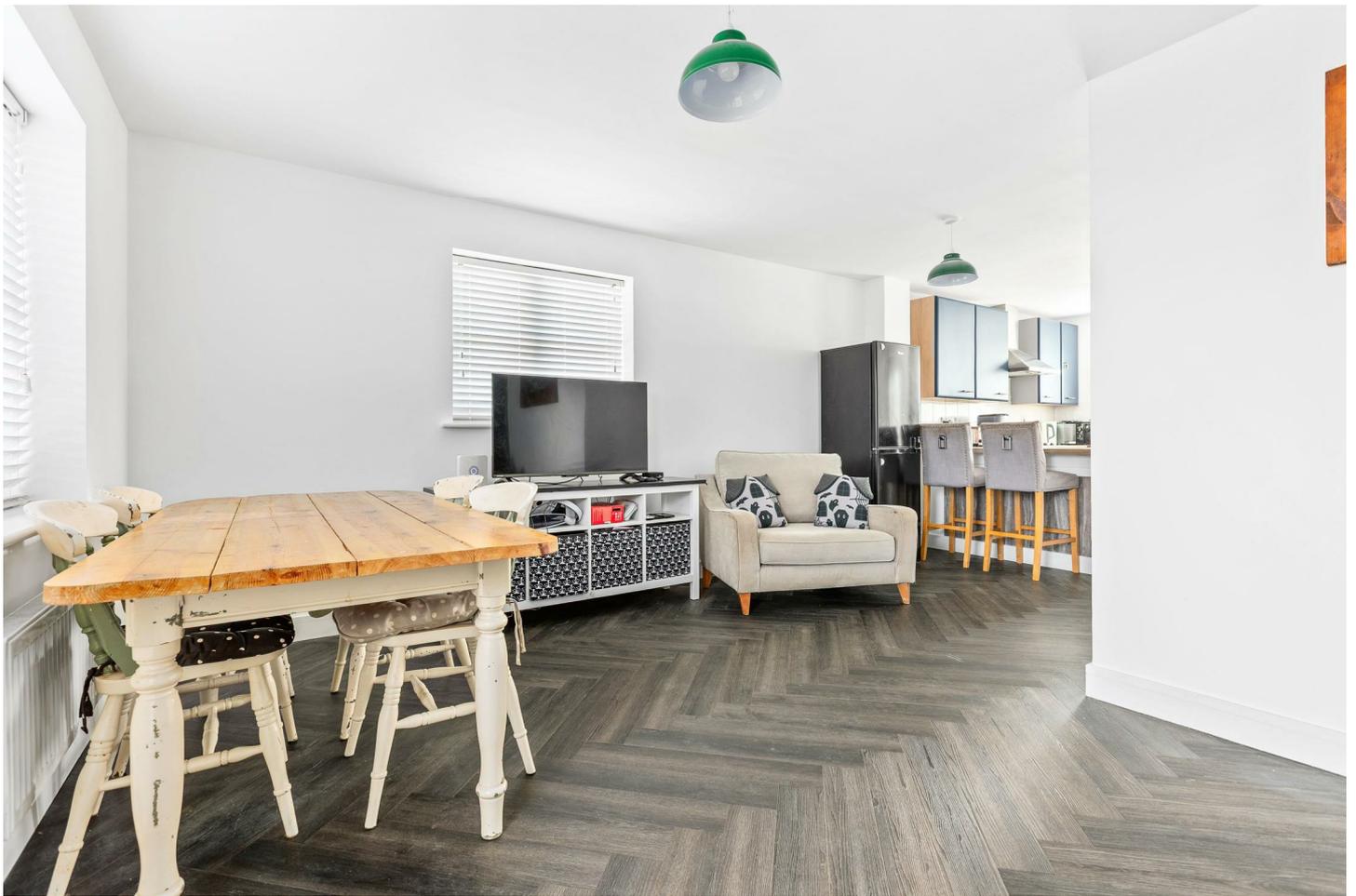
Traditional brick and block construction

\*Currently a shared ownership property but when purchased at 100% it will become freehold

## Local Area

This property is situated on a popular development within walking distance to all local amenities.

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.

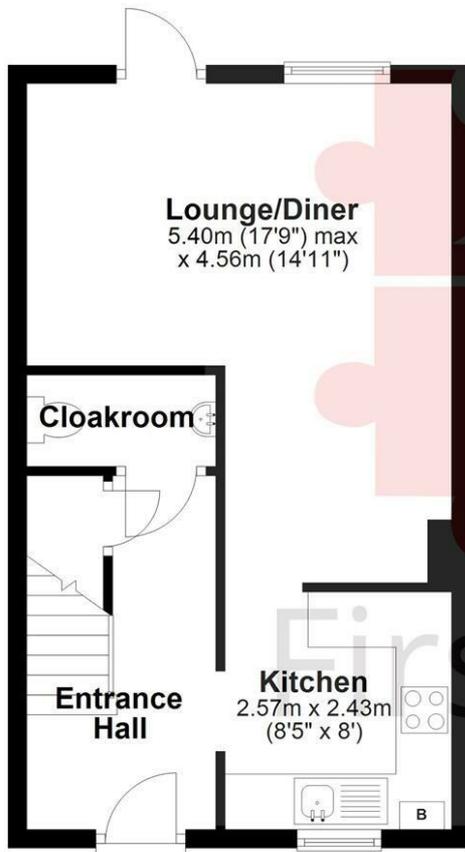
**Agents Note**

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.



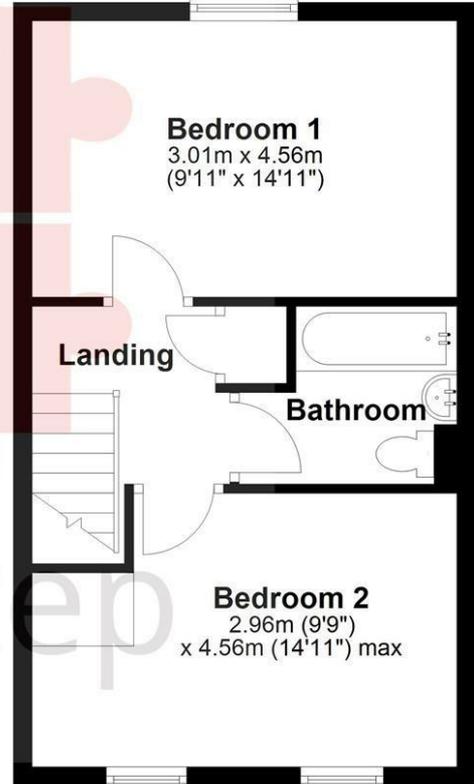
### Ground Floor

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



### First Floor

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

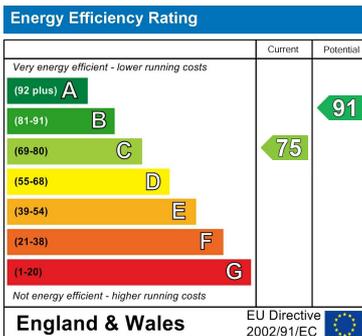


Total area: approx. 73.7 sq. metres (793.0 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



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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**