

STEPHENS

ESTATE AGENTS

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2 PALMERSTON WAY, FAIRFIELD PARK, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4FP

In our opinion.... "On the edge of the park, an end terraced three bedroom home – not to be missed! PART EXCHANGE CONSIDERED"

Accommodation:

Entrance hall, cloakroom, lounge, dining area, kitchen, landing, three bedrooms with en suite to bedroom one, family bathroom, rear garden and garage.

Location:

Fairfield Park is a highly sought after development of properties in a semi rural location with the benefits of a lower school, GL14 health club, various child's play areas and shops.

PRICE: £219,950

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The property in further detail comprises: -

ENTRANCE HALL

Radiator, stairs to first floor.

CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window side aspect, radiator, complementary tiling.

LOUNGE 15'0 x 10'10 (4.57m x 3.30m) plus bay

Double glazed box bay window, radiator, TV point, wood flooring.



DINING AREA 8'0 x 8'6 (2.44m x 2.59m)

Double glazed doors to rear aspect, understairs storage cupboard, radiator, ceramic tiled floor, opening into:-



KITCHEN 8'6 x 6'10 (2.59m x 2.08m)

Fitted with a range of eye and base level cupboard and drawer units, plumbing for automatic washing machine, plumbing for dishwasher, built in oven hob and extractor, 1½ bowl stainless steel sink with drainer and mixer taps, ceramic tiled flooring, double glazed window to rear aspect.

FIRST FLOOR

LANDING

Loft access, airing cupboard.

BEDROOM ONE 12'5 x 10'6 (3.78m x 3.20m)

Radiator, double glazed window to front aspect, built in double wardrobe, door to;

En Suite

Suite comprising; low level WC, pedestal wash hand basin, shower cubicle, radiator, double glazed window to side aspect, extractor fan, complementary tiling.

BEDROOM TWO 8'9 x 8'3 (2.67m x 2.51m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE 8'11 x 6'7 (2.72m x 2.01m)

Double glazed window to rear aspect, radiator.

BATHROOM

Suite comprising; low level WC, pedestal wash hand basin with mixer taps, panelled bath with mixer taps, complementary tiling, extractor fan, double glazed window to side aspect.

OUTSIDE



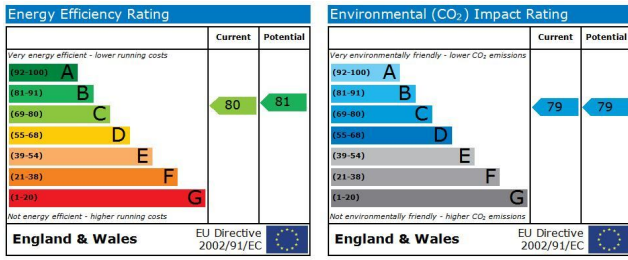
REAR GARDEN

A gated side access leads on to a lawned garden with paved patio area, enclosed by wooden fencing, personal door to garage.

GARAGE

Up and over door, eaves storage, personal door to garden and further parking in front.

Energy Performance Certificate



AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.