



2 Bed Terraced in Regent Street, Stotfold, SG5 4EA | £1

Gothic

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VIDEO



Key Features

- Charming Character Cottage
- Period features including fireplaces
- Separate Living & Dining Rooms
- Approx 60' garden with rear access
- 2 generous bedrooms + upstairs bathroom
- Long fitted Kitchen with lots of storage
- Double oven + hob + Belfast sink
- Double glazed & gas central heating

Description

SOLD SOLD SOLD

* Charming Cottage with FIREPLACES * 2 generous bedrooms + UPSTAIRS BATHROOM * Approx 60' garden * 14' Kitchen: double oven & Belfast sink * Sep receps with double door partition * Gas CH & double glazed - NEW front & back doors * Extra on-street parking to the rear * See WALK-THROUGH VIDEO here...

Delightful turn-of-the-century cottage with character features including living room fireplace with log burner, period fireplace in Master Bedroom & separate receptions with double doors to divide or open. The 14' Kitchen has lots of cupboards, inset Belfast sink, double oven and even room for dishwasher. In the front garden, a recently rebuilt wall separates from the street and a front porch with recent new composite front door makes a pleasing entrance with space for coats and shoes.

Upstairs the larger bedroom has built-in wardrobes whilst Bedroom 2 can also take a double bed. The generous size bathroom has a large corner bath (NB new side panel coming!) and being located upstairs is a major advantage over many cottages with the bathroom downstairs at the back.

The back garden at around 60' is lawned with a paved patio area and a gated rear access to the street at the back giving two parking options, front and rear.

Local shopping 0.1 miles just steps away

Stotfold centre 0.4 miles

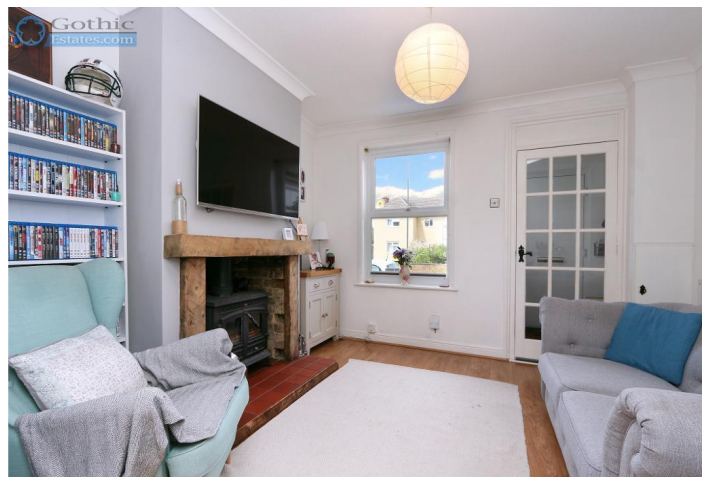
Arlesey Mainline Station (direct St Pancras) 1.9 miles

A1(M) J10 1.7 miles

Lower and Upper schools within approx 0.9 mile walk

Location

Stotfold is a growing small town on the Beds/Herts border with easy access to the A1(M) for North South connection. It offers schools for all ages, a medium sized supermarket and a whole host of local shops, pubs and facilities. Popular local landmarks include the Grade II listed Stotfold Watermill and the 12th Century St Mary's Church - both beautiful to behold. Commuters are served by Arlesey Mainline Station approx 2 miles from the centre and the adjacent A507 with Milton Keynes to the West and the A1(M) immediately to the East. Larger towns of Letchworth Garden City and Hitchin are each just a few miles to the South.



Ground Floor

Entrance Porch - 4' 7" x 4' 7" (1.42m x 1.42m)

Living Room - 11' 10" x 10' 11" (3.63m x 3.35m) Max Measurements

Dining Room - 9' 1" x 8' 11" (2.77m x 2.74m) Max Measurements

Kitchen - 14' 4" x 6' 6" (4.39m x 2m)

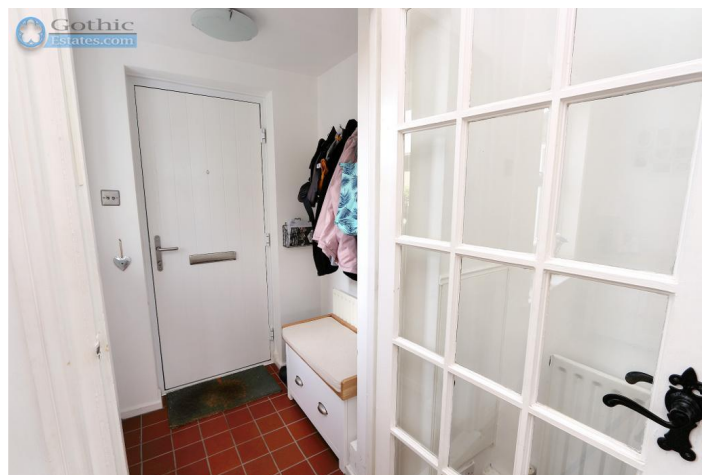
First Floor

First Floor Landing -

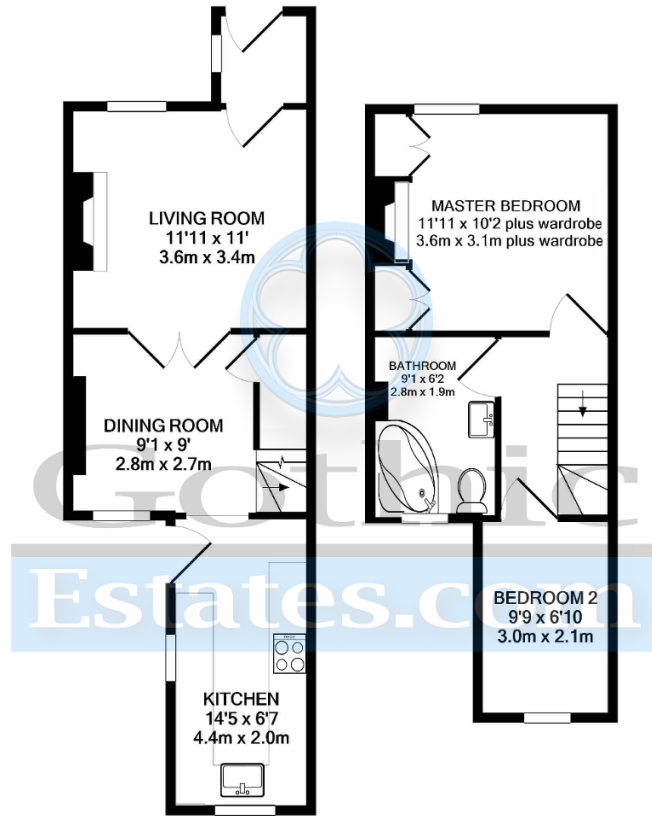
Master Bedroom - 11' 10" x 10' 2" (3.63m x 3.1m) Plus fitted wardrobes

Bedroom 2 - 9' 8" x 6' 9" (2.97m x 2.08m)

Bathroom - 9' 1" x 6' 2" (2.77m x 1.88m)







GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		