



8 Avon Road, Henlow,
Bedfordshire. SG16 6HF

£279,950


Stephens
Residential Sales & Lettings

01462 732121

stephenssales@btconnect.com

NEW TO THE MARKET!

An exciting opportunity to acquire this bright and airy end of terrace property presented in superb order throughout.

The accommodation comprises of entrance hall, lounge, refitted kitchen/breakfast with integral appliances, two good sized bedrooms and a first floor refitted bathroom.

Outside offers a generous rear garden and off road parking for two vehicles.

VIEWING IS HIGHLY ADVISED

The property in further detail comprises: -

ENTRANCE HALL

Stairs to first floor.



LOUNGE 15'4 x 10'7 (4.67m x 3.22m)

Double glazed window to front aspect, radiator, understairs cupboard.



KITCHEN/BREAKFAST 13'0 x 8'5 (3.96m x 2.57m)

Refitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces and an inset sink unit with drainer, integral washing machine and dishwasher, built in oven with gas hob and extractor, part tiled walls, double glazed window to rear aspect. Access to Lobby.

REAR LOBBY

Potential for further storage.

Door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft via hatch, cupboard.



BEDROOM ONE 15'8 x 10'0 (4.78m x 3.05m)

Double glazed window to front aspect, radiator, fitted cupboard.



BEDROOM TWO 9'5 x 7'10 (2.87m x 2.39m)

Double glazed window to rear aspect, radiator.



BATHROOM

Refitted with a suite comprising of a low level WC, wash hand basin with cupboard under, panelled bath with shower attachment, part tiled walls, double glazed window to rear aspect, heated towel rail, extractor fan.

OUTSIDE



REAR GARDEN

Laid to lawn with fenced boundaries, gated access to rear.

PARKING

Allocated off road parking for two vehicles.

COUNCIL TAX

Band B – Central Bedfordshire Council – 2021/22 - £1616.37.

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.

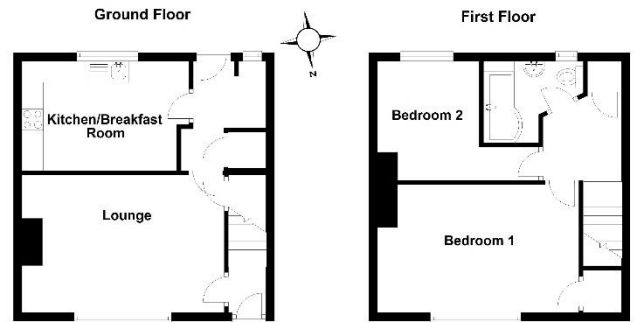
These are draft details yet to be approved by the vendors.

Energy Performance Certificate

EPC rating – D

Expires 11/12/24. Available to view online.

FLOORPLAN



Total area: approx. 68.6 sq. metres (738.1 sq. feet)

ADDITIONAL PHOTOS





SITE CHARGES

There is a management charge covering maintenance on the development and water and sewerage costs. This is approximately £900 per annum.

T: 01462 732121
F: 01462 834033
E: stephenssales@btconnect.com
E: stephensrental@btconnect.com
stephensstateagents.com
rightmove.co.uk
onthemarket.com

57 High Street Stotfold
Hitchin Herts SG5 4LD



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Registered Office: 57 High Street, Stotfold, Hitchin, Herts. SG5 4LD.
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