



49 Highbush Road, Stotfold,
Hitchin, Hertfordshire SG5 4JA
£349,950


Residential Sales & Lettings

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A nicely presented end of terrace family home in a no-through road that has been extended to provide well proportioned accommodation.

The property comprises of: Entrance hall, lounge leading to a garden room, large kitchen/diner, study, three bedrooms, first floor bathroom and a converted loft room. Outside offers a large rear garden and off road parking to the front for three vehicles. **VIEWING IS HIGHLY ADVISED**

The property in further detail comprises: -

ENTRANCE HALL

Stairs to first floor, tiled floor.



LOUNGE 17'11 x 10'11 (5.46m x 3.33m)

Double glazed window to front aspect, two vertical radiators, feature fireplace with inset gas fire.



GARDEN ROOM 9'8 x 8'10 (2.95m x 2.69m)

Double glazed windows to rear, door to garden.



KITCHEN/DINER 17'11 x 9'8 (5.46m x 2.95m)

Fitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces and an inset sink unit with drainer, space for fridge/freezer, plumbing and space for a washing machine, built in double oven with hob and extractor, walk-in pantry, part tiled walls, tiled floor, double glazed window to front and side aspects, understairs cupboard, radiator, access to study.

STUDY 7'0 x 6'3 (2.13m x 1.91m)

Double glazed window to rear aspect, radiator, door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to rear aspect, fitted cupboard, access to loft room via stairs.



BEDROOM ONE 12'2 x 9'7 (3.71m x 2.97m)

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

BEDROOM TWO 11'4 x 9'0 (3.45m x 2.34m)

Maximum

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

BEDROOM THREE 8'9 x 7'10 (2.67m x 2.39m)

Double glazed window to rear aspect, radiator.



BATHROOM

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

LOFT ROOM 24'0 x 7'6 (7.31m x 2.32m)

Fitted with double glazed windows to side and rear aspects, radiator.

OUTSIDE



REAR GARDEN

A good size laid mainly to lawn with fenced boundaries, two patio areas, gated access to side leading to parking. Large shed with electric and power supply.

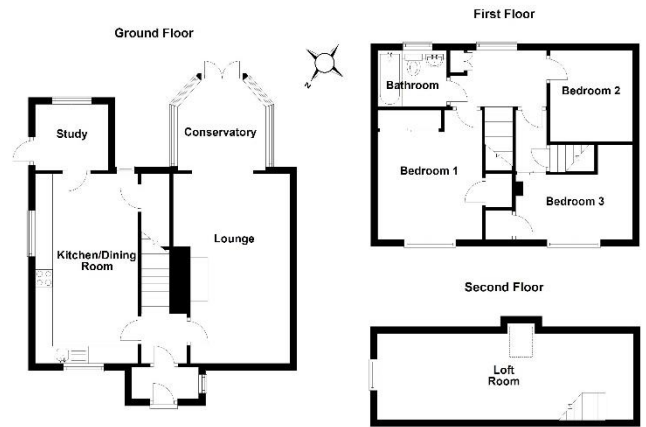
PARKING

Block paved driveway to the front of the property giving parking for at least **three vehicles**.

COUNCIL TAX

Band B – Central Bedfordshire Council – 2020/21
- £1,575.86

FLOOR PLAN



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

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

Energy Performance Certificate HM Government

49, Highbush Road, Stotfold, HITCHIN, SG5 4JA

Dwelling type: End-terrace house	Reference number: 9328-0076-7241-7720-0230
Date of assessment: 12 September 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 September 2020	Total floor area: 92 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,859
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 2,358 over 3 years	£ 2,109 over 3 years	
Hot Water	£ 252 over 3 years	£ 165 over 3 years	
Totals	£ 2,859	£ 2,523	You could save £ 336 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Current: **61** Potential: **75**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

ADDITIONAL PHOTOS



Rear View



Kitchen



Bedroom Two



Pantry



Living Room To Garden Room

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