



36 Alexander Road, Stotfold,
Hitchin, Hertfordshire, SG5 4NA
£365,000


Residential Sales & Lettings

01462 732121

sales@stephensstates.co.uk

An exciting opportunity to acquire this family semi-detached home situated in a most sought-after location in the centre of Stotfold.

The property is in need of general refurbishment throughout and offers any prospective purchaser the chance to re-model the property to their taste and preference.

Accommodation comprises of: Entrance hall, separate lounge and dining rooms, kitchen/breakfast, utility room, downstairs cloakroom, three bedrooms and a family bathroom. Outside there is a generous rear garden giving access to an extra-width single garage with driveway parking in front for several vehicles. No upward chain.

VIEWING IS HIGHLY ADVISED

The property in further detail comprises;

Double glazed front door to;

ENTRANCE HALL

Stairs to first floor with cupboard under, radiator.



LOUNGE 14'0 x 12'9 (3.35m x 2.74m)

Double glazed windows to front aspect, radiator, coved ceiling, door to:-



DINING ROOM 11'0 x 9'0 (3.35m x 2.74m)

Double glazed window and door to rear, radiator.



KITCHEN/BREAKFAST ROOM 11'0 x 10'3 (3.35m x 3.12m)

Fitted with a range of eye and base level cupboard and drawer units with surrounding worktops and inset stainless sink unit with drainer, part tiled walls, fitted gas boiler, double glazed window to rear aspect, door to lobby.

LOBBY

Doors to utility, cloakroom, garage and garden.

UTILITY ROOM

Plumbing and space for a washing machine, sink unit.

DOWNSTAIRS CLOAKROOM

Low level WC, double glazed window to side.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard, double glazed window to side aspect, access to loft, storage cupboard.



BEDROOM ONE 13'9 x 12'0 (4.19m x 3.66m)

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



BEDROOM TWO 11'4 x 11'2 (3.45m x 3.41m) including wardrobes

Double glazed window to rear aspect, radiator, fitted wardrobes.



BEDROOM THREE 7'6 x 7'4 (2.29m x 2.23m)

Double glazed window to front aspect, radiator, cupboard.

FAMILY BATHROOM

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath with 'Mira' shower over, part tiled walls, double glazed windows to rear and side aspects, radiator/heated towel rail.

OUTSIDE

REAR GARDEN

Approx. 55ft (16.76m) in length, laid mainly of lawn with mature shrub borders and fenced boundaries, patio area, coal bunker, shed. Door to lobby leading to garage.



GARAGE

Wider than usual, single length with up-and-over door, power and light.

FRONT GARDEN

Lawn area, driveway parking for several vehicles.

CURRENT COUNCIL TAX

Band D – Central Bedfordshire Council – 2020/21 - £2,026.10

FLOOR PLAN



Total area: approx. 115.4 sq. metres (1242.7 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 laser 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	
36, Alexander Road, Stotfold, HITCHIN, SG5 4NA			
Dwelling type:	Semi-detached house	Reference number:	8406-5191-5522-1897-8603
Date of assessment:	11 June 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	12 June 2020	Total floor area:	93 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:		£ 2,688	
Over 3 years you could save		£ 933	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 213 over 3 years	
Heating	£ 1,854 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 537 over 3 years	£ 222 over 3 years	
Totals	£ 2,688	£ 1,755	
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			
	Current	Potential	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	£ 189	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144	
3 Low energy lighting for all fixed outlets	£25	£ 72	
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.			

Page 1 of 4

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



Stephens Estates Ltd, trading as Stephens Estate Agents.
Registered Office: 57 High Street, Stotfold, Hitchin, Herts, SG5 4LD.
Registered in England, Company Reg no: 4181268

