



9 The Green, Stotfold, Hitchin,
Hertfordshire, SG5 4AH

£249,950


Residential Sales & Lettings

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A beautifully presented character terrace cottage in a well regarded part of Stotfold overlooking a village green. Comprises of two bedrooms, a 20ft lounge/diner, newly refitted kitchen, a recently refitted first floor bathroom and a pretty courtyard garden
MUST BE VIEWED!

The property in further detail comprises: -

Double glazed front door to:-



LOUNGE/DINING ROOM 20'0 x 11'9 (6.10m x 3.58m)

Double glazed windows to front and rear aspects, fireplace with inset log burner and tiled hearth, stairs to first floor, two radiators, door to:-



KITCHEN 10'9 x 6'7 (3.28m x 2.01m)

Newly refitted with a range of eye and base level cupboard and drawer units, space for fridge/freezer, plumbing for dishwasher and washing machine, built in oven, hob and extractor, inset stainless sink unit with separate drainer, breakfast bar, double glazed windows to side and rear aspects, door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft via hatch.



BEDROOM ONE 11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to front aspect, radiator, cupboard.



BEDROOM TWO 11'0 x 6'9 (3.35m x 2.06m)

Double glazed windows to side and rear aspects, radiator.



BATHROOM

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

OUTSIDE



REAR COURTYARD GARDEN

Laid to shingle and enclosed by brick walls. Access to Brick built outbuilding.

COUNCIL TAX

Band C – Central Bedfordshire Council – 2019/20
- £1,734.10



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

9, The Green, Stotfold, HITCHIN, SG5 4AH

Dwelling type: Mid-terrace house Reference number: 8247-7327-0330-6649-1926
 Date of assessment: 21 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 March 2013 Total floor area: 59 m²

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:	£ 1,611
Over 3 years you could save	£ 381

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 108 over 3 years	You could save £ 381 over 3 years
Heating	£ 1,233 over 3 years	£ 951 over 3 years	
Hot Water	£ 237 over 3 years	£ 171 over 3 years	
Totals	£ 1,611	£ 1,230	

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

(92 plus) A	Current: 60 Potential: 90	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.
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 99
2 Internal or external wall insulation	£4,000 - £14,000	£ 120
3 Floor Insulation	£800 - £1,200	£ 66

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.

Larger print available on request *

Floorplan



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Additional pictures



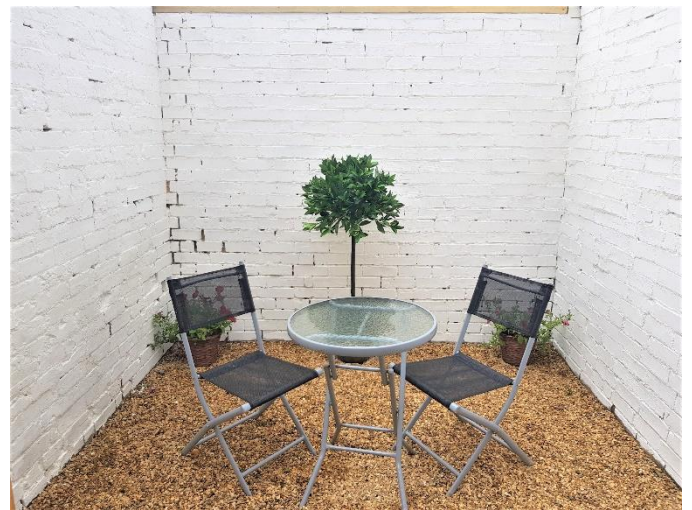
(Fireplace)



(Lounge/Dining room)



(Lounge/Dining room)



(Courtyard Garden)



(Courtyard Garden & Shed)

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