



**23 Vaughan Road, Stotfold,
Hitchin, Hertfordshire, SG5 4EH**
£325,000


Stephens
Residential Sales & Lettings

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A family semi in need of general improvement but offering good sized accommodation comprising of Lounge, 20ft conservatory, large kitchen, three bedrooms, first floor bathroom, an approx. 90ft rear garden and a detached single garage with generous driveway parking. The property offers further potential to be extended (subject to planning permission.)

The property in further detail comprises;

Double glazed front door to;

KITCHEN 16'9 x 9'10 (5.10m x 3.00m)

Fitted with base level cupboard units with work surfaces, stainless steel sink with drainer, part tiled surrounds, fitted oven, gas hob and extractor, ceramic tiled floor, coved ceiling, inset spotlights, under stairs cupboard, double glazed windows to rear and front aspects, stairs to first floor.

LOUNGE 17'0 x 10'5 (5.18m x 3.17m)

Double glazed window to front aspect, double glazed doors and windows to rear, radiator, coved ceiling, fireplace with inset electric 'log burner' feature.

CONSERVATORY 20'0 x 9'2 (6.10m x 2.80m)

Double glazed with door to garden. Accessed from lounge and kitchen.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to rear aspect.

BEDROOM ONE 10'10 x 9'0 (3.30m x 2.74m)

into wardrobes

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

BEDROOM TWO 13'9 x 8'9 (4.19m x 2.67m)

Double glazed window to front aspect, radiator, coved ceiling.

BEDROOM THREE 8'1 x 7'8 (2.47m x 2.34m)

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

FAMILY BATHROOM

Fitted with a suite comprising of a panelled bath, low level WC, wash hand basin, ceramic tiling, double glazed window to rear aspect.

OUTSIDE

REAR GARDEN

Approximately 90ft in length (27.40m)

Decked area leads to a garden laid to lawn with mature trees, hedged and fenced boundaries, views to fields at the rear. Access to garage.

DETACHED GARAGE

Personal door to garden.

FRONT GARDEN

Lawn area with mature shrubs, laid mainly to shingle providing generous driveway parking for up to five vehicles.

CURRENT 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 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.

FLOOR PLAN



Energy Performance Certificate

Energy Performance Certificate 


23, Vaughan Road, Stotfold, HITCHIN, SG5 4EH

Dwelling type: Semi-detached house **Reference number:** 8771-6620-4359-8359-8902
Date of assessment: 01 October 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 01 October 2019 **Total floor area:** 77 m²

Use this document to:

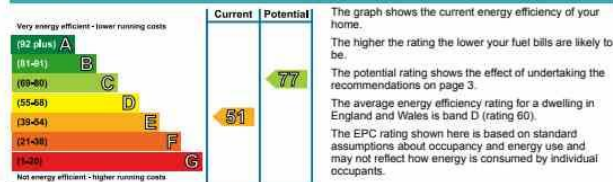
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,285
Over 3 years you could save	£ 1,074

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 177 over 3 years	
Heating	£ 2,745 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
Totals	£ 3,285	£ 2,211	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 762
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Low energy lighting for all fixed outlets	£30	£ 69

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 ***

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