



**201 Bedford Road, SG5 2UD**

**£1,500 PCM**

An excellent opportunity to rent this well presented, two bedroom, semi detached bungalow located in an excellent location within Walking distance of Hitchin town centre. The property comprises of a lounge, fully fitted kitchen, two double bedrooms and shower room, outside there is a good sized rear garden, garage and driveway. Available Now.

### Entrance Hall

uPVC double glazed entrance door, radiator, coving, cupboard housing fuse board and electric meter, two recessed cupboards with shelving.

### Lounge 13'10" x 11'5" (4.23m x 3.50m)

Windows to front and side, radiator, gas effect fire with marble surround.

### Kitchen 13'7" x 10'1" (4.16m x 3.09)

Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, cupboard housing wall mounted boiler, window to rear and side, door to garden.

### Shower Room

Suite comprising of fully tiled shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c, radiator, window to rear, part tiled walls.

### Bedroom One 12'11" x 10'4" (3.94m x 3.16)

Window to front, radiator, fitted wardrobes and overhead cupboards.

### Bedroom Two 11'5" x 8'10" (3.49m x 2.71m)

Window to rear, radiator.

### Front Garden

Block paved area providing off road parking, small lawn areas, path leading to front door.

### Rear Garden

Fully enclosed rear garden laid mainly to lawn, personal door to garage.

### Garage 20'8" x 8'11" (6.3m x 2.72)

Up and over door, power and light, personal door to garden.

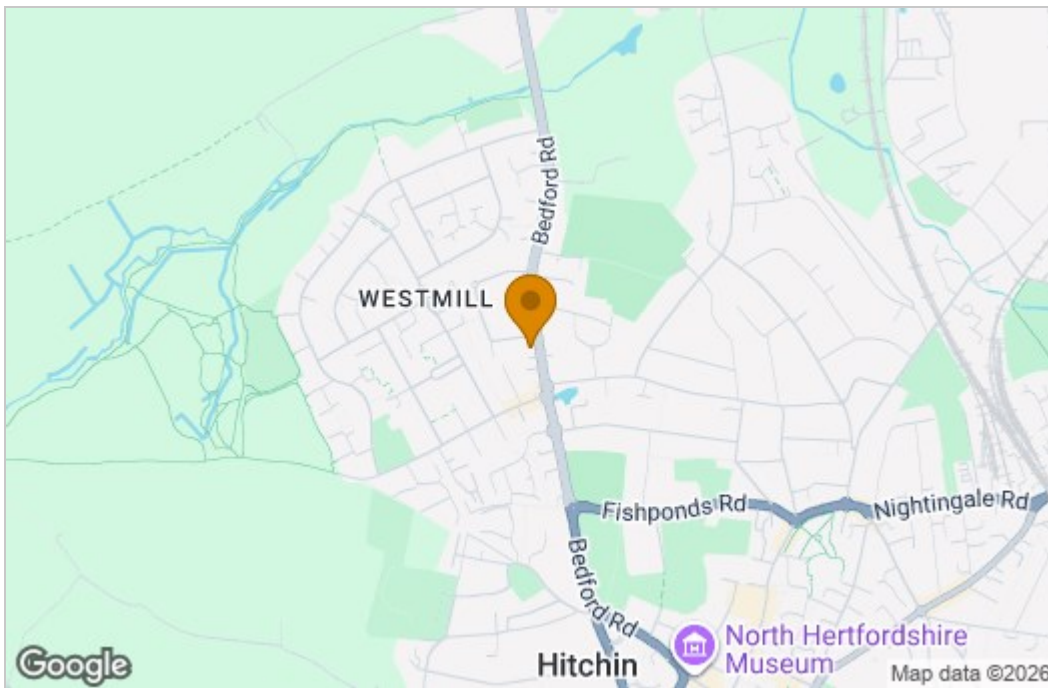
### Agents Note

Council Tax band D.

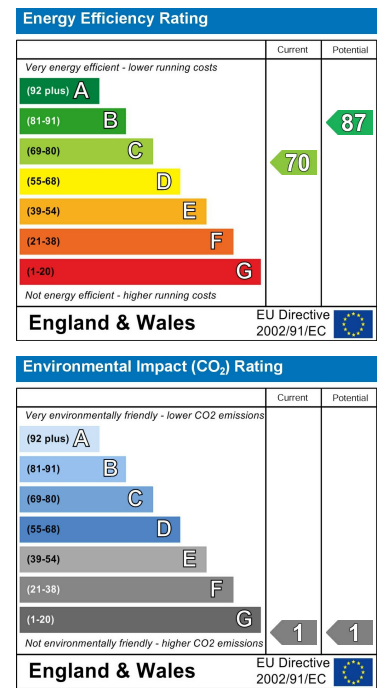
Deposit £1,730.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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