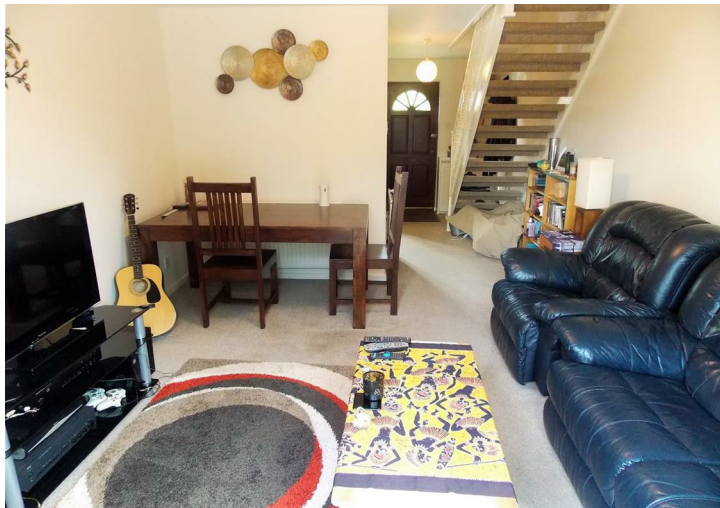




**** No Stamp Duty for First Time Buyers, Open House 10am - 12noon Saturday 16th December **** Mather Marshall Knebworth are delighted to offer to the market this chain free and well presented two bedroom end of terrace house. Built in the 1980s by Wimpey Homes, this property is just a few minutes walk from the station and the local village shops. In brief, comprises entrance hall, living/dining area, newly fitted kitchen, two double bedrooms and fitted bathroom. Rear aspect provides decking and lawn area, hot tub may be included which can be negotiated upon an offer. Front aspect provides driveway for one vehicle. Superb first time purchase or investment. This is a superb catchment location for a village lifestyle that boasts great connections into London via Knebworth Train Station. Viewing highly recommended.



Entrance Hall

Fitted carpet. Radiator. Stairs to first floor. Open arch to:

Kitchen

11'6" x 5'9" (3.51m x 1.75m)

A range of newly fitted wall and base units. Rolled edge work surfaces with splash back tiling to surround. Integrated appliances include Smeg four ring gas hob and electric oven. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Glow Worm combi boiler. Tiled flooring. Radiator. Double glazed window to front aspect.

Lounge

16'9" x 11'9" (5.11m x 3.58m)

Fitted carpet. Two radiators. Double glazed sliding doors open to decking area to rear aspect.

Landing

Fitted carpet to stairs and landing. Doors to all rooms on first floor. Loft access.

Bedroom One

11'9" x 8'11" (3.58m x 2.72m)

Fitted carpet. Fitted triple wardrobes across one wall. Radiator. Double glazed window to rear aspect.

Bedroom Two

11'9" x 8'5" (3.58m x 2.57m)

Fitted carpet. Radiator. Double glazed window to front aspect.

Bathroom

Matching three piece suite comprises panel bath with wall fitted mains shower. Hand wash basin. Wc. Fully tiled floor and walls. Extractor fan. Radiator. Double glazed frosted window to side aspect.

Rear Garden

Decking area with steps to lawn area. Shed. Outside tap. Fitted hot tub (to be negotiated upon offer or can be removed by vendor).

Parking

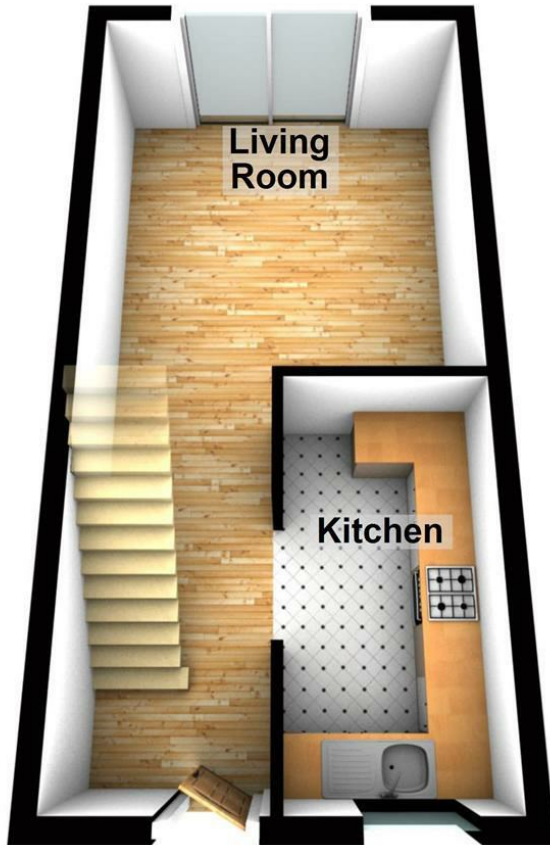
Driveway and parking for one vehicle.





Ground Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	67	73
EU Directive 2002/91/EC		