



19 Charlotte Avenue

Fairfield, Hitchin, SG5 4GQ

Gavin Mills
POWERED BY

UK



19 Charlotte Avenue

Guide Price £375,000

A three bedroom mid terraced home situated in the sought after Fairfield Park development and offered for sale with no upper chain. The property is conveniently located within walking distance of a range of amenities and open parkland.

Ground Floor Accommodation.

The entrance hall has stairs rising to the first floor with a storage area below and access to the WC. The sitting room has a sash window to the front aspect.

The kitchen/dining room has a range of fitted wall and base-level units with worktops over. Integrated appliances include an oven and hob, a fridge/freezer, and a dishwasher. Space is available for a washing machine. Glazed double doors open to the rear garden.

First Floor Accommodation.

The Master bedroom has built-in wardrobes and a window to the front aspect. The ensuite comprises a double shower cubicle, a wash basin, and a WC. There are two further bedrooms with windows to the rear aspect and a family bathroom.

Outside.

The enclosed rear garden is laid to decked and gravel seating areas with flower beds and borders. There is a single garage with parking located in a block of three.

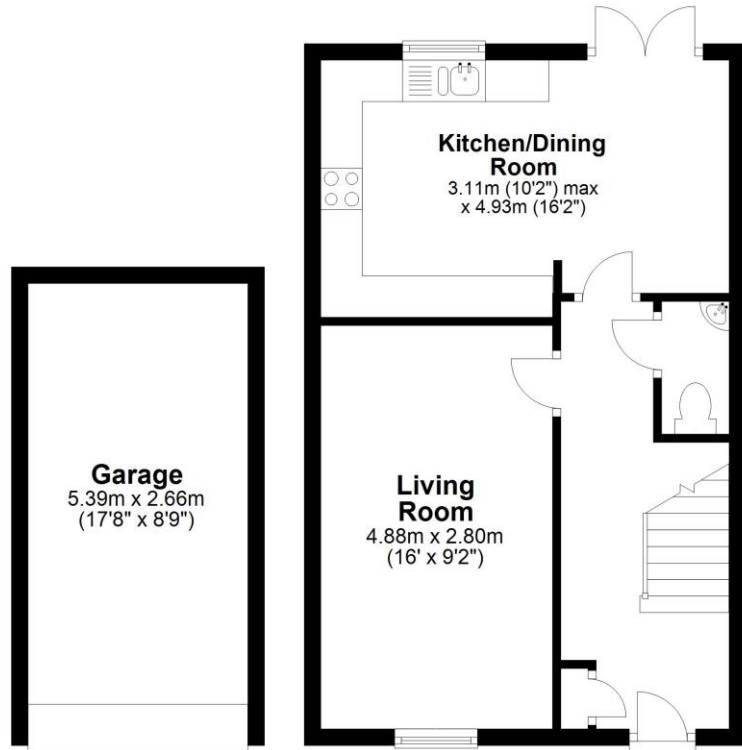
Please note the property is subject to an annual maintenance charge of £257.32



Call Gavin Mills to arrange a viewing on **07971 807 341**

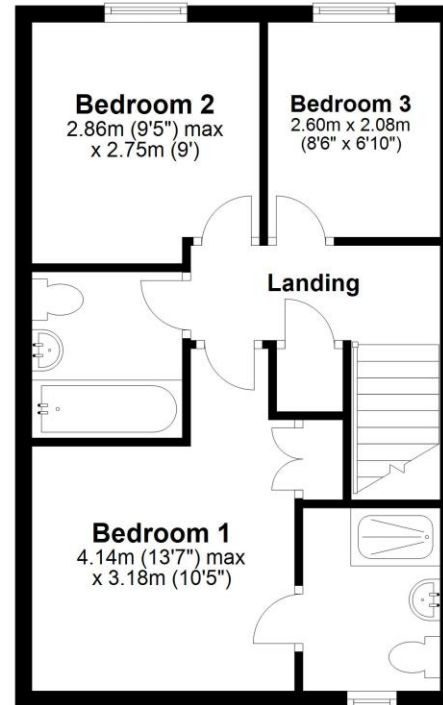
Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.