



Stotfold House Meadow Way, Stotfold, Hitchin, Hertfordshire, SG5

Guide Price £215,000

A well-presented one-bedroom end-of-terrace freehold house, ideally located in a quiet residential area of Stotfold. Offered with no onward chain, the property is well suited to investors, first-time buyers, or those looking to downsize.

The ground floor features an open-plan kitchen, living, and dining area with a bay window and laminate flooring. Upstairs, the accommodation includes a double bedroom, a modern bathroom suite with a power shower over the bath and an insulated loft accessed with a ladder.

Externally, the property offers a small front garden, useful side storage, and allocated parking to the rear, with additional unrestricted on-street parking available to the front. The home also benefits from gas central heating to radiators and double glazing throughout.

Investment Opportunity

Currently tenanted at £885 PCM until September 2025, this property offers an estimated gross yield of 4.94% based on the asking price of £215,000, however the rent could increase to £925 - £950pcm.

The Area

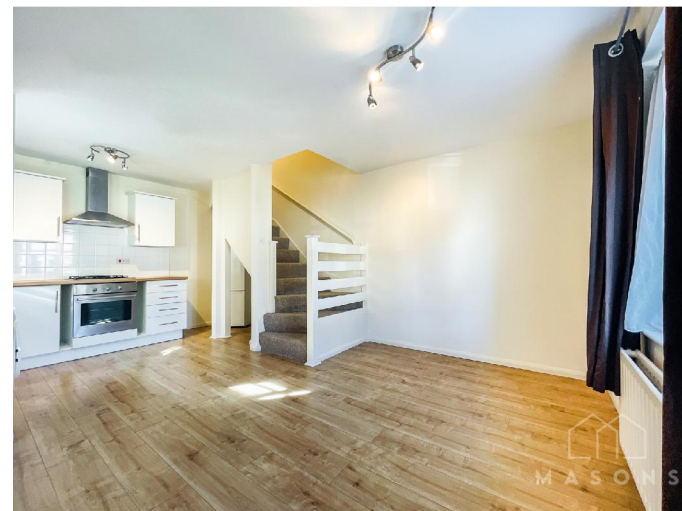
Stotfold is a well-connected small town on the Hertfordshire/Bedfordshire border, known for its community feel and access to amenities. The town offers local shops, a Co-op, cafes, pharmacy, and parks, all within easy reach.

Commuters benefit from convenient access to the A1(M), while nearby train stations in Arlesey and Letchworth Garden City provide regular rail services to London and beyond.

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £50 including VAT for this service.

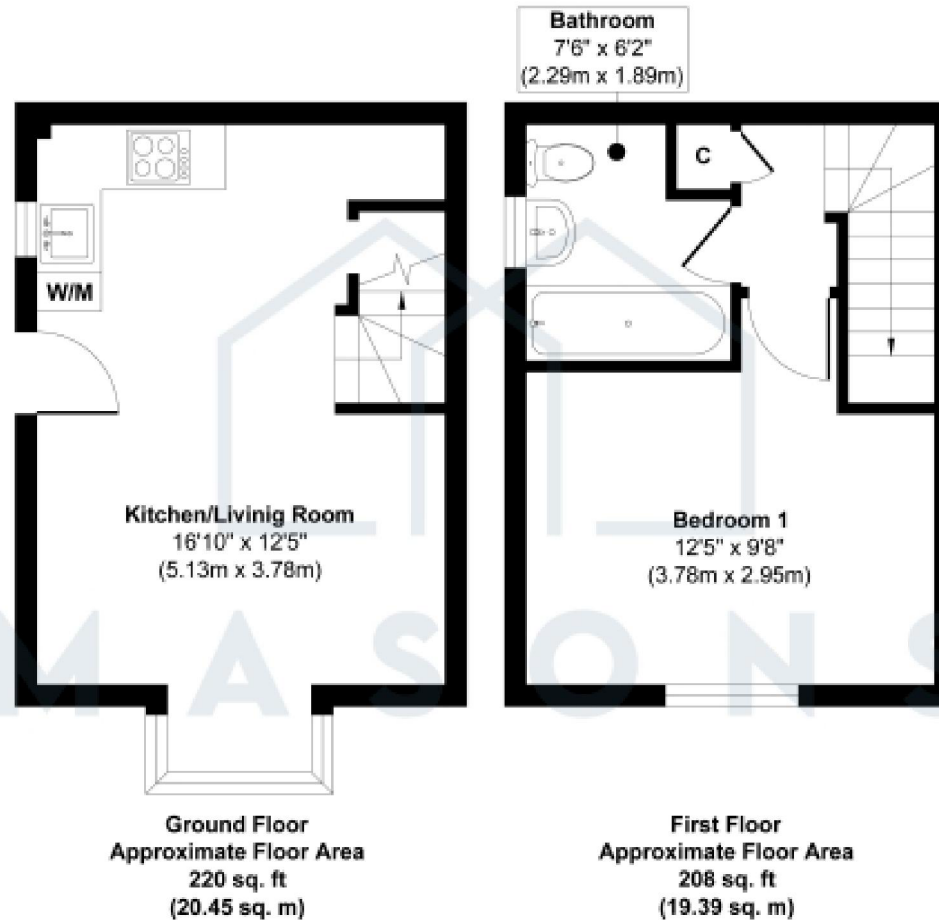
- One-bedroom end-of-terrace freehold house
- Sold with no onward chain
- Open-plan kitchen/living/dining space
- Bay window to front aspect
- Gas central heating and double glazing
- Allocated parking to the rear
- Unrestricted street parking to front
- Currently tenanted at £885 PCM – ideal investment opportunity
- Located in popular Stotfold with easy access to A1(M) and local train stations





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 428 sq. ft / 39.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property