

BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | [@belvoirherts](https://twitter.com/belvoirherts)

Park Street, Hitchin, Hertfordshire SG4 9AH



Guide Price £425,000

Freehold

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Nestled in the charming Park Street of Hitchin, this delightful town centre cottage is a true gem waiting to be discovered. Boasting two reception rooms, two bedrooms, and a well-appointed shower room, this property offers versatile accommodation spread over three floors, including a basement with a variety of potential uses.

One of the standout features of this lovely home is the two allocated parking spaces right next to the property, ensuring convenience and ease for you and your guests. Imagine never having to worry about finding parking again!

The delightful courtyard space to the rear is a tranquil oasis where you can enjoy a cup of tea in the morning or relax with a book in the afternoon.

What sets this property apart is that it comes chain-free, with a motivated seller eager to find the perfect new owner. Don't miss out on the opportunity to make this charming house your own and create a lifetime of memories in this wonderful Hitchin location.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of 'outstanding' OFSTED ratings.



Ground Floor

Reception/Dining Room 12'4" x 12'1" (3.78 x 3.70)

Window and door to the front, window to the side. Tiled floor, stairs to the first floor.



Kitchen 15'5" x 6'9" (4.70 x 2.07)

Window to the front, door and window to the rear. Tiled floor. Range of wall and base units with contrasting work surfaces. One and half bowl sink unit with mixer tap. Built-in four ring gas hob with oven below and extractor over. Space for appliances. Stairs leading down to the living room/basement.

Living Room/Basement 15'3" x 12'2" (4.67 x 3.71)

Currently being used as a living room. Window to the front.

First Floor

Landing

Inset ceiling lighting. Access to the loft space.

Main Bedroom 12'0" x 9'5" (3.67 x 2.88)

Window to the front. Fitted wardrobes. Airing cupboard housing the hot water cylinder, gas central heating boiler and controls.

Bedroom Two 9'5" x 6'10" (2.89 x 2.10)

Window to the front.

Shower Room

Suite comprising large shower cubicle, wash hand basin and low level w.c. Window to the rear, heated towel radiator.

Outside

Parking

Two allocated parking spaces to the side of the property.

Rear Courtyard

Delightful walled courtyard area with built-in seating. Gated access to the side area and parking

Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Agent Note

Council Tax Band: C
North Hertfordshire District Council

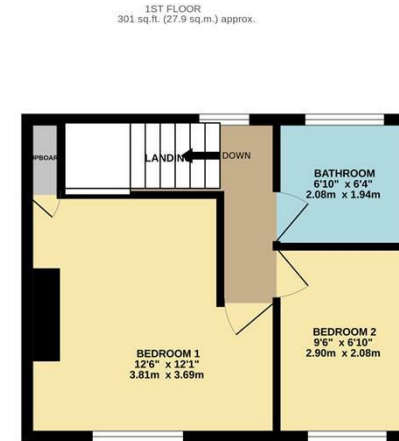
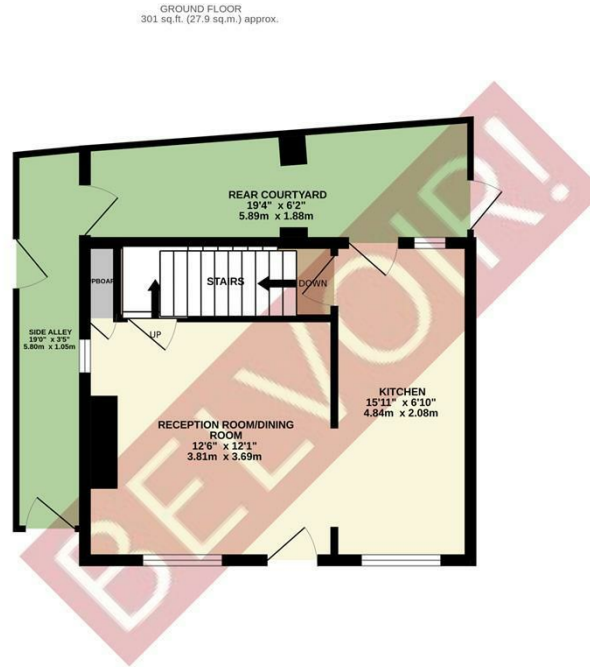
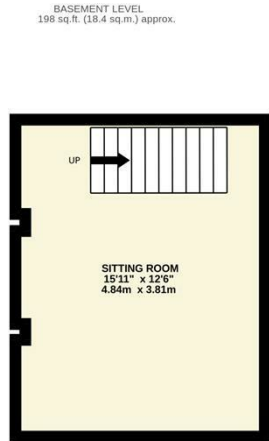
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TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		EU Directive 2002/91/EC

Council Tax Band: C