

BELVOIR!

Belvoir Hitchin

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

Folly Path, Hitchin, SG4 9DU



Guide Price £370,000

Freehold

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HIDDEN PERIOD CHARM! Belvoir welcome you to this delightful Victorian terraced cottage nestled away on Folly Path in the delightful town of Hitchin. This chain-free property offers a perfect blend of character and modern convenience, making it a wonderful place to call home. As you step inside, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The layout of the house offers a cosy and intimate atmosphere, ideal for creating lasting memories. The cottage boasts two cosy bedrooms, perfect for a small family, a couple, or even as a peaceful retreat for those who work from home. The upstairs bathroom ensures convenience and privacy for all residents. One of the standout features of this property is the off-street parking, a rare find in such a central location. Say goodbye to the hassle of searching for a parking space.

Situated down a tranquil path, this home offers a peaceful escape from the hustle and bustle of everyday life, while still being close to all the amenities Hitchin has to offer!



The accommodation comprises:

GROUND FLOOR

Entrance

Via uPVC front door into:

Lounge

13'5" x 10'0" (4.10m x 3.05m)

uPVC double glazed window to front aspect. Smooth skimmed ceiling. Open fireplace. Original wood floorboards. Radiator. Door to:



Dining Room

13'5" x 13'3" (max) (4.10m x 4.05m (max))

uPVC double glazed window to rear aspect. Smooth skimmed ceiling. Staircase rising to first floor with cupboard and open storage space beneath. Feature vertical radiator. Door to:

Kitchen

11'9" x 7'8" (3.60m x 2.35m)

uPVC double glazed windows to both rear and side aspects, with part glazed uPVC door to garden. Smooth skimmed ceiling. Fitted with a range of white handleless base and wall mounted cabinets with contrasting black slate effect worktops and 'Metro' tiled splash-backs. Stainless steel built-under single oven and inset four ring ceramic hob with stainless steel chimney hood extractor over. Black ceramic one and a half bowl sink and drainer with chrome mixer tap. Space and plumbing for both washing machine and full size dishwasher. Wall mounted Vaillant gas central heating 'Combi' boiler.

FIRST FLOOR

Landing

Smooth skimmed ceiling with hatch providing access to loft space. Doors to all rooms.

Bedroom One

13'5" x 10'0" (4.10m x 3.05)

uPVC double glazed window to front aspect. Smooth skimmed ceiling. Storage cupboard. Radiator.

Bedroom Two

10'7" x 6'4" (3.25m x 1.95m)

(Measurements exclude doorway) uPVC double glazed window to rear aspect. Smooth skimmed ceiling. Two storage cupboards. Radiator.

Bathroom

uPVC obscure double glazed window to rear aspect. Smooth skimmed ceiling. Suite comprising panel enclosed bath with chrome mixer tap, separate wall mounted shower controls and glazed shower screen. Hand wash basin mounted in vanity unit and low level push-button flush WC with concealed cistern. Extractor. White heated towel rail.

EXTERIOR

Front Garden

Enclosed by dwarf walling with iron railings. Laid to lawn with established shrubs. Path leading to front door.

Rear Garden

Fence enclosed. Paved area leading to lawn. Timber shed to remain. Gated rear access leading to driveway.

Driveway

Providing off street parking for one vehicle.



PROPERTY INFORMATION

Council Tax - Band C

EPC Rating - D

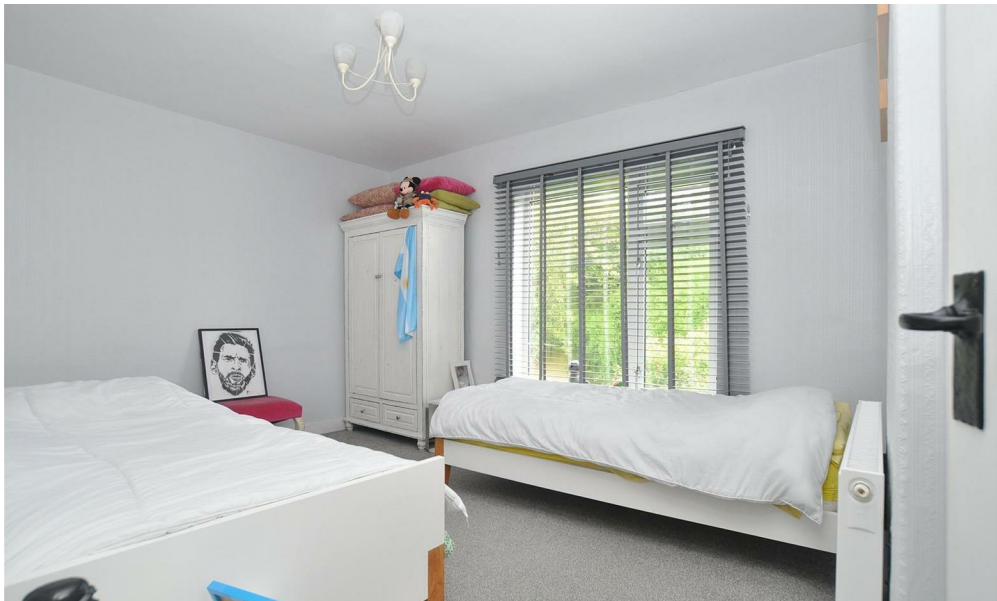
DISCLAIMER

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.



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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C