



Because property is personal with...

Park Street, Hitchin

BELVOIR!

Guide price £425,000



Key Features

- Town centre location
- Character two bedroom cottage
- Accommodation over three floors
- Rear courtyard area
- Two allocated parking spaces
- Great first time purchase or investment
- EPC rating E
- Freehold





Nestled along the charming tree lined street, 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.

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 3.78m x 3.70m (12'4" x 12'1")

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

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

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 4.67m x 3.71m (15'3" x 12'2")

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

First Floor

Landing

Inset ceiling lighting. Access to the loft space.

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

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

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

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.

EXTERIOR

Rear Courtyard

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

Parking

Two allocated parking spaces to the side of the property.

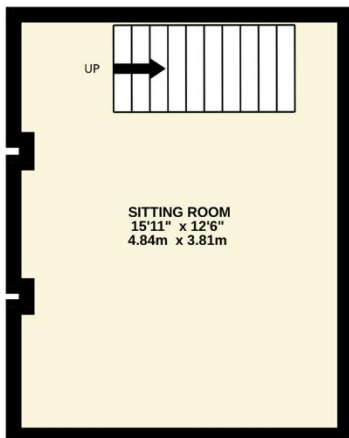
AGENT NOTE

Council Tax Band: C (North Hertfordshire District Council)
EPC Rating: E

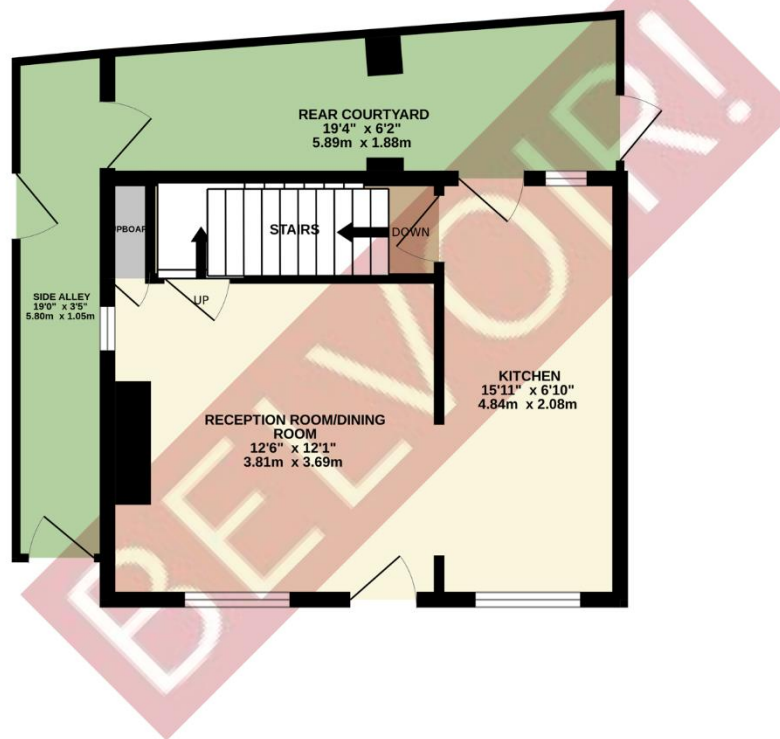
DISCLAIMER

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.

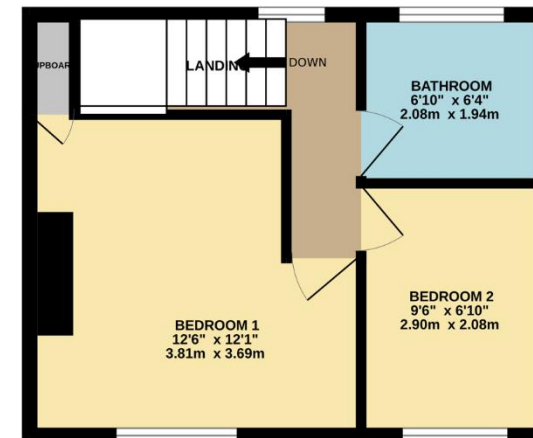
BASEMENT LEVEL
198 sq.ft. (18.4 sq.m.) approx.



GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



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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