



Because property is personal with...

Millstream Close, Hitchin

BELVOIR!

Guide price £220,000



Key Features

- Chain free
- Long lease
- First floor maisonette
- Cul-de-sac setting
- Tree lined location
- Walking distance of town and station
- EPC rating C
- Leasehold





Truly a lovely maisonette!

Belvoir are delighted to market this property with no upward chain, which benefits from double glazing, gas central heating and lease of over 100 years.

Millstream Close is a popular location, ideally situated within walking distance, under a mile, of both the mainline station and town centre.

Enjoying a generous lounge/dining space, well-proportioned galley-style kitchen, bedroom with built-in storage, leafy green outlooks and your own front door.

A property that would suit first-time buyers, commuters and investors alike.

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.



GROUND FLOOR

Entrance

Under storm porch via uPVC front door into:

Hallway

Smooth skimmed ceiling. Stairs rising to first floor.

FIRST FLOOR

Landing

Smooth skimmed ceiling. Wood effect laminate flooring. Doors to lounge/diner, bedroom and bathroom. Hatch providing access to loft space. Radiator.

Lounge/Diner 5.15m x 3.70m (16'10" x 12'1")

(Maximum dimensions) Smooth skimmed ceiling with recessed downlights. uPVC double glazed window to front aspect. Wood effect laminate flooring. Storage cupboard housing gas central heating boiler. Two radiators. Door to:

Kitchen 4.00m x 1.70m (13'1" x 5'6")

Smooth skimmed ceiling with recessed downlights. uPVC double glazed window to rear aspect. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Stainless steel built-under single oven, four burner gas hob inset to work-surface with stainless steel chimney hood extractor over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Wood effect laminate flooring. Radiator.

Bedroom 3.75m x 2.85m (12'3" x 9'4")

Smooth skimmed ceiling. uPVC double glazed window to rear aspect. Built-in double width wardrobe. Wood effect laminate flooring. Radiator.

Bathroom

Smooth skimmed ceiling with recessed downlights. Suite comprising panel enclosed bath with chrome mixer tap and separate wall-mounted shower. Pedestal mounted hand wash basin. Low level push-button flush WC. Extractor. Wood effect laminate flooring. Chrome heated towel radiator.

EXTERIOR

External storage cupboard

Under porch by front door.

Communal Grounds

Well kept communal grounds, mainly lawned with established trees and shrubs. Mature grounds with established lawns and tree lines surround the development.

Parking

Ample on-street residents parking. Parking is available in generous parking areas and on street with no restriction.

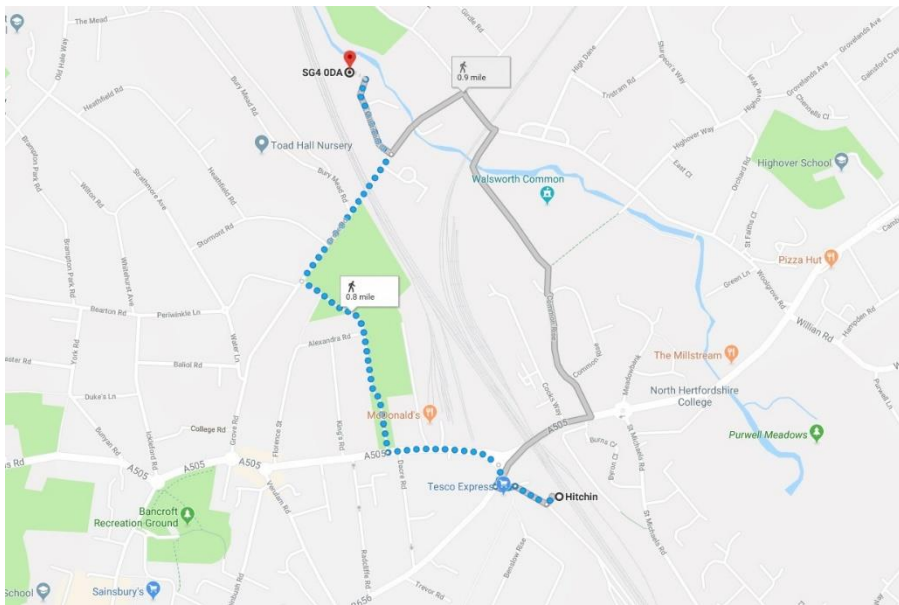
PROPERTY INFORMATION

Belvoir are informed of the following:
Lease: Approximately 114 years remaining
Ground Rent: £200 per annum
Service Charge: £777.20 per annum
Building's Insurance: £263.52 currently
Council Tax Band: B
EPC Rating: C

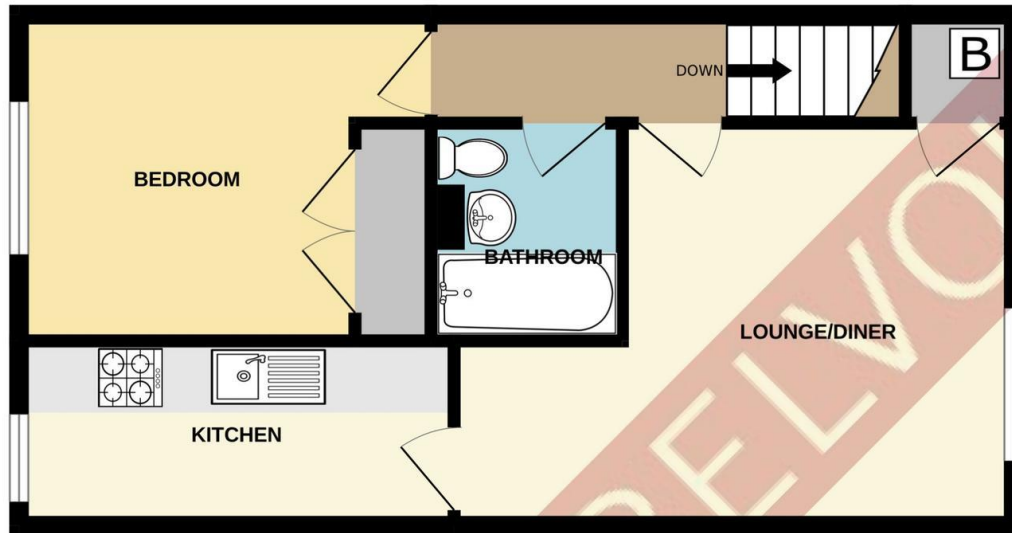
DISCLAIMER

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.

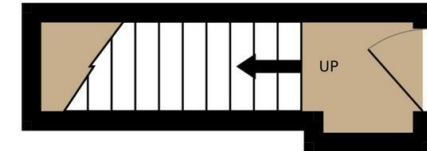




FIRST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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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