



Because property is personal with...

Bedford Street, Hitchin

BELVOIR!

Guide price £425,000



Key Features

- Sought after central location
- Charming period cottage
- Garden with southerly aspect
- Well-presented throughout
- Two bedrooms
- Walk to town
- Local well-regarded schooling
- EPC rating TBC
- Freehold





Belvoir are delighted to offer for sale this charming Victorian cottage nestled on this highly sought-after street. The beautifully presented property is not only close to schools but also just a short walk to the town, offering convenience and a sense of community.

Imagine living in a quaint Victorian cottage, with its characterful features and cosy atmosphere. This property is perfect for those who appreciate the charm of a bygone era while still enjoying modern comforts.

Located in a desirable area with a 'village-like' community to the neighbourhood. This cottage provides easy access to local schools and is within walking distance to the town making it an ideal choice for professional couples or young families who want to enjoy all the amenities and activities it has to offer, even without the need for a car.

Don't miss the opportunity to own a piece of history in this lovely period cottage in Bedford Street.

GROUND FLOOR

Entrance

Via part glazed wooden front door into:

Living Room 3.40m x 3.35m (11'2" x 11'0")

uPVC double glazed window to front aspect. Feature fireplace. Radiator. Open plan onto:

Dining Room 3.40m x 2.75m (11'2" x 9'0")

uPVC double glazed window to rear aspect. Door to stairs rising to first floor with storage cupboards beneath. Radiator. Door to:

Kitchen 1.80m x 2.40m (5'11" x 7'11")

uPVC double glazed window to side aspect. Fitted with a range of base and wall mounted cabinets providing storage. Ceramic one and a half bowl sink and drainer with chrome 'Swan-neck' mixer tap. Space for free standing 600mm cooker with stainless steel chimney hood extractor over. Space for under counter fridge. Opening to:

Inner Lobby / Utility

Part glazed door to side access. Space and plumbing for washing machine. Wall mounted gas central heating 'Combi' boiler. Door to:

Bathroom

uPVC obscure double glazed window to side aspect. Fully tiled suite comprising panel enclosed bath with chrome mixer tap and shower attachment, glass shower screen, pedestal mounted hand wash basin and low level push-button flush WC.

FIRST FLOOR

Landing

Hatch providing access to fully boarded loft space. Doors to both bedrooms.

Bedroom One 3.40m x 3.35m (11'2" x 11'0")

uPVC double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two 2.45m x 2.75m (8'0" x 9'0")

uPVC double glazed window to rear aspect. Radiator.





EXTERIOR

Garden

Gardens to front enclosed by mature hedging and pocket fencing. Shared right of access to approach the terrace of 4 cottages and to rear path. Garden mainly laid to lawn with established plants, shrubs and wildflower border. Paved seating area.

PROPERTY INFORMATION

Council Tax: Band C

EPC Rating: Awaiting

DISCLAIMER

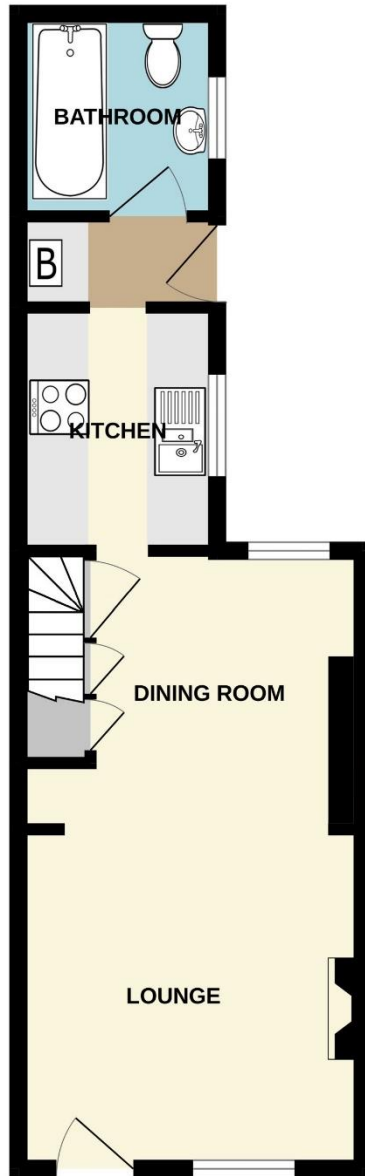
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GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



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TOTAL FLOOR AREA : 547 sq.ft. (50.9 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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