



Because property is personal with...

Burford Way, Hitchin

BELVOIR!

Guide price £325,000



Key Features

- Chain free
- Ideal first purchase or investment
- Southerly aspect to rear garden
- Parking space
- In need of some modernisation
- Close to well-regarded schooling
- EPC rating C
- Freehold





Sitting just off the corner of Bedford Road, this charming two-bedroom house on Burford Way offers a wonderful opportunity for those seeking a cozy home in a desirable location. Forming part of a small terrace of just three properties, this residence is perfect for first time buyers, young families or individuals looking for a sound investment.

One of the standout features of this property is its proximity to a well-regarded secondary school, with local amenities and Hitchin's vibrant community also within easy reach, ensuring that you have everything you need right at your doorstep.

The house boasts a pleasant rear garden with a southerly aspect, providing a sunlit space for relaxation and outdoor activities. This garden is a blank canvas, ready for your personal touch, whether you envision a tranquil retreat or a lively space for entertaining friends and family.

While the property is in need of decorative modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the home and create a space that truly reflects their style and preferences. With no onward chain, you can move in and start your journey with inviting property that offers both potential and convenience.

GROUND FLOOR

Entrance

Under storm porch via part glazed uPVC front door into:

Lobby

Storage cupboard. Door to lounge/diner. Archway to:

Kitchen 2.25m x 2.15m (7'5" x 7'1")

uPVC double glazed window to front aspect. Fitted with a range of base and wall mounted cabinets to provide storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Built on single oven with four burner gas hob inset to work surface with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas central heating boiler.

Lounge/Diner 4.90m x 3.90m (16'1" x 12'10")

(Maximum measurements) uPVC double glazed window to rear aspect and part glazed door to garden. Stairs rising to first floor with open storage space beneath. Radiator.

FIRST FLOOR

Landing

Airing cupboard. Hatch providing access to loft space. Doors to all rooms.

Bedroom One 3.25m x 2.90m (10'8" x 9'6")

uPVC double glazed window to rear aspect. Walk-in wardrobe. Radiator.

Bedroom Two 3.20m x 1.90m (10'6" x 6'2")

uPVC double glazed window to front aspect. Radiator.

Bathroom

uPVC obscure double glazed window to front aspect. Suite comprising panel enclosed bath with chrome mixer tap and separate wall mounted thermostatic shower, pedestal mounted hand wash basin and low level push-button flush WC. Chrome towel radiator. Extractor.

EXTERIOR

Front Garden

Fence and hedge enclosed with path leading to front door. Low maintenance shingle area.

Rear Garden

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



Parking

Allocated parking space to side of terrace.

PROPERTY INFORMATION

Council Tax - Band C

EPC Rating - C

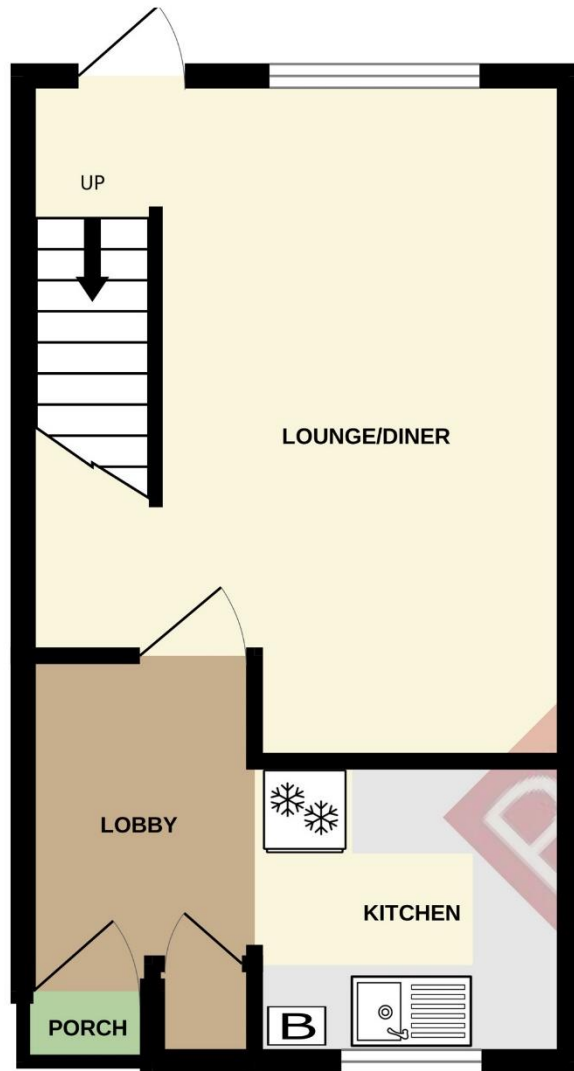
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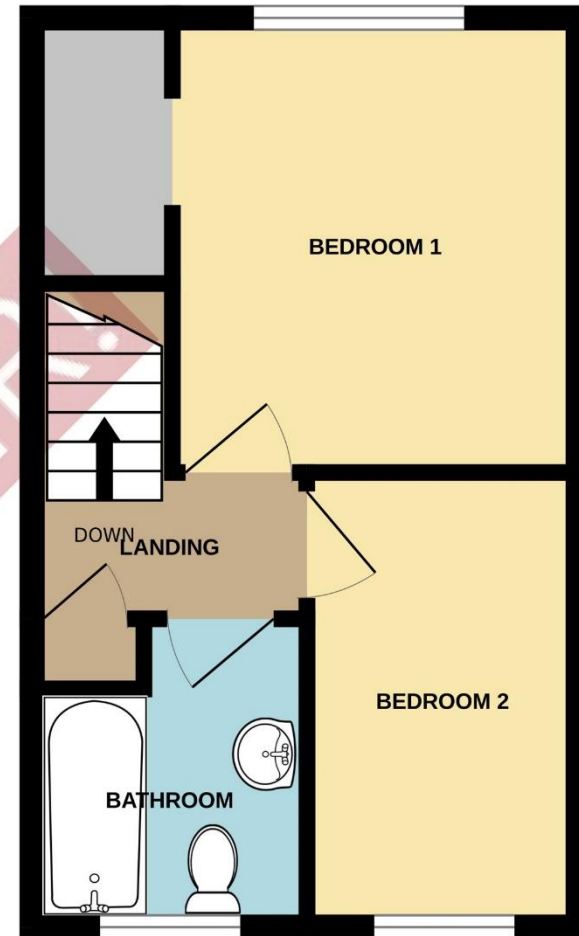




GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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