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Balmoral Road, Hitchin

BELVOIR!

Offers in excess of £500,000



Key Features

- Attractive Period Property
- Sought-after Location
- Open Fireplace to Lounge
- Walking Distance To Train Station
- Walking Distance To Town Centre
- Local Well-regarded Schooling
- EPC rating D
- Freehold





For sale, a charming terraced house that embodies the perfect blend of historical features and modern comforts. The property is in a desirable location, well-connected to public transport links and close proximity to nearby schools. This residence is in good condition, offering an attractive proposition for home buyers.

The house features three comfortable bedrooms, providing ample space for family living. The one bathroom in the house is well-maintained, providing a comfortable space for your daily routines.

Boasting two distinctive reception rooms, each offering a unique charm. The first reception room is separate, providing an intimate setting for family gatherings or quiet evenings. It also features a fireplace, adding to the room's ambiance and providing warmth on chilly evenings.

The kitchen is well-appointed, ready to cater to any culinary needs. It's the perfect space to prepare daily meals and entertain guests, adding to the property's charm and functionality.

One of the house's unique features is the splendid garden. It presents a wonderful opportunity for gardening enthusiasts or those who enjoy outdoor living. The presence of a fireplace further adds to the charm and appeal of this beautiful terraced house.

This house is more than just a place to live; it is a home that promises comfort, convenience, and a touch of historical charm. Its location and features make it an ideal choice for those who

value a balance of comfort, functionality, and connectedness to the community.

This beautiful terraced house could be your perfect home. Don't miss this unique opportunity.

GROUND FLOOR

Entrance

Under storm porch via uPVC front door into:

Living Room 3.60m x 3.45m (11'10" x 11'4")

(Dimensions exclude walk in bay) uPVC double glazed walk in bay window to front aspect. Feature open fireplace. Radiator. Door to:

Dining Room 4.45m x 3.60m (14'7" x 11'10")

uPVC double glazed window to rear aspect. Fireplace. Stairs rising to first floor with storage cupboard beneath. Radiator.

Kitchen 3.60m x 2.15m (11'10" x 7'1")

uPVC double glazed window to side aspect and door to garden. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Stainless steel built in single oven and four ring ceramic hob inset to work surface with chimney hood extractor over. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Door to:

Bathroom

uPVC obscure double glazed windows to rear and side aspects. Suite comprising panel enclosed bath with chrome taps and separate wall mounted thermostatic shower. Pedestal mounted hand wash basin. Low level flush WC. Extractor. Radiator.

FIRST FLOOR

Landing

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





Bedroom One 3.60m x 3.45m (11'10" x 11'4")

uPVC double glazed window to front aspect. Storage cupboard. Radiator.

Bedroom Two 3.50m x 2.75m (11'6" x 9'0")

uPVC double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Three 3.55m x 2.15m (11'7" x 7'1")

uPVC double glazed window to rear aspect. Radiator.

EXTERIOR

Front Garden

Enclosed by dwarf brick walling with iron gated access. Laid to low maintenance slate chippings with brick paved path leading to front door.

Rear Garden

Fence enclosed with gated 'right of way' access. Path leading to summer house with raised decking, established lawn and patio area.

PROPERTY INFORMATION

EPC Grade: D

Council Tax: Band C

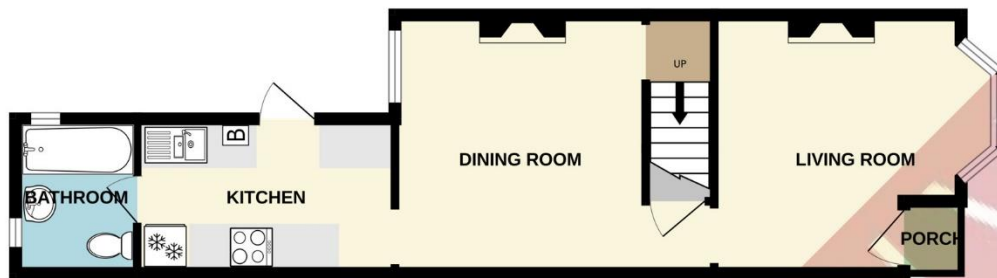
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.





GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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