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Shepherds Mead, Hitchin

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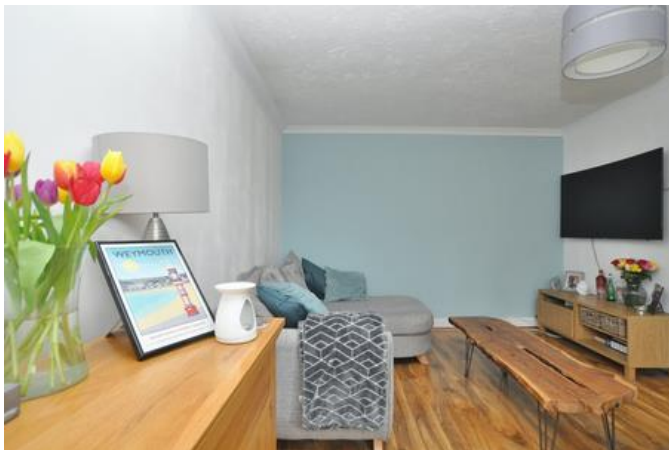
Guide price £190,000



Key Features

- First floor maisonette
- Spacious, light & airy lounge/diner
- Well equipped kitchen
- Modern fully tiled bathroom suite
- Plenty of storage
- Ample resident & visitor parking
- EPC rating - awaited
- Leasehold





Nestled in the charming area of Shepherds Mead, Hitchin, this beautifully presented first floor maisonette offers a delightful blend of comfort and modern living. With a well-proportioned bedroom and generous living room, this property is ideal for individuals or couples seeking a stylish and convenient home.

Upon entering, you will be greeted by a light and airy reception room, perfect for relaxation or entertaining guests. The modern kitchen is exceptionally well-appointed, featuring contemporary fixtures and fittings that make cooking a pleasure. The stunning bathroom suite adds a touch of luxury, ensuring that your daily routines are both comfortable and enjoyable.

The maisonette benefits from ample resident and visitor parking, providing added convenience in this desirable location. The communal gardens are meticulously maintained, offering pleasant lawn areas where you can unwind or enjoy a leisurely stroll. Additionally, the communal laundry drying lines are a practical feature for residents.

One of the standout aspects of this property is its prime location. It is within walking distance of both the mainline station and the historic town centre, making it easy to access local amenities, shops, and transport links. This combination of modern living and accessibility makes this maisonette a truly appealing option for those looking to settle in Hitchin.

GROUND FLOOR

Entrance

Under storm porch via composite front door into:

Hallway

uPVC double glazed window to side aspect. Stairs rising to first floor.

FIRST FLOOR

Landing

Storage cupboard. Airing cupboard housing hot water cylinder. Doors to all rooms.

Kitchen 3.40m x 2.25m (11'2" x 7'5")

uPVC double glazed window to rear aspect. Fitter with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with feature pull-out spray mixer tap. Built in single oven and four ring ceramic hob inset to work surface with chimney hood extractor over. Space for fridge freezer. Space and plumbing for both washing machine and slim-line dishwasher. Space for tumble dryer. Underfloor heating. Open plan to:

Lounge/Diner 4.50m x 3.75m (14'10" x 12'4")

uPVC double glazed window to rear aspect. Electric wall mounted radiator. Underfloor heating. Storage cupboard.

Bedroom 3.50m x 3.30m (11'6" x 10'10")

uPVC double glazed window to front aspect. Electric wall mounted radiator. Underfloor heating. Storage cupboard.

Bathroom

uPVC obscure double glazed window to front aspect. Fully tiled suite comprising panel enclosed corner bath with chrome mixer tap and shower attachment, glass shower screen, wall mounted hand wash basin and low level push-button flush WC. Chrome heated towel radiator. Extractor.





EXTERIOR

Communal Grounds

Attractive and well maintained communal gardens with lawn areas, trees and varied planting. Communal laundry drying areas.

Parking

Ample parking areas for both residents and visitors alike (non-allocated).

PROPERTY INFORMATION

Belvoir are informed of the following:

Freeholder: Hightown Housing Association

Lease: Expiry 24 March 2106 (approx. 80 years remaining)

Ground Rent and Service Charge: Combined £85 pcm

Management Agent: Hightown Housing Association

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.

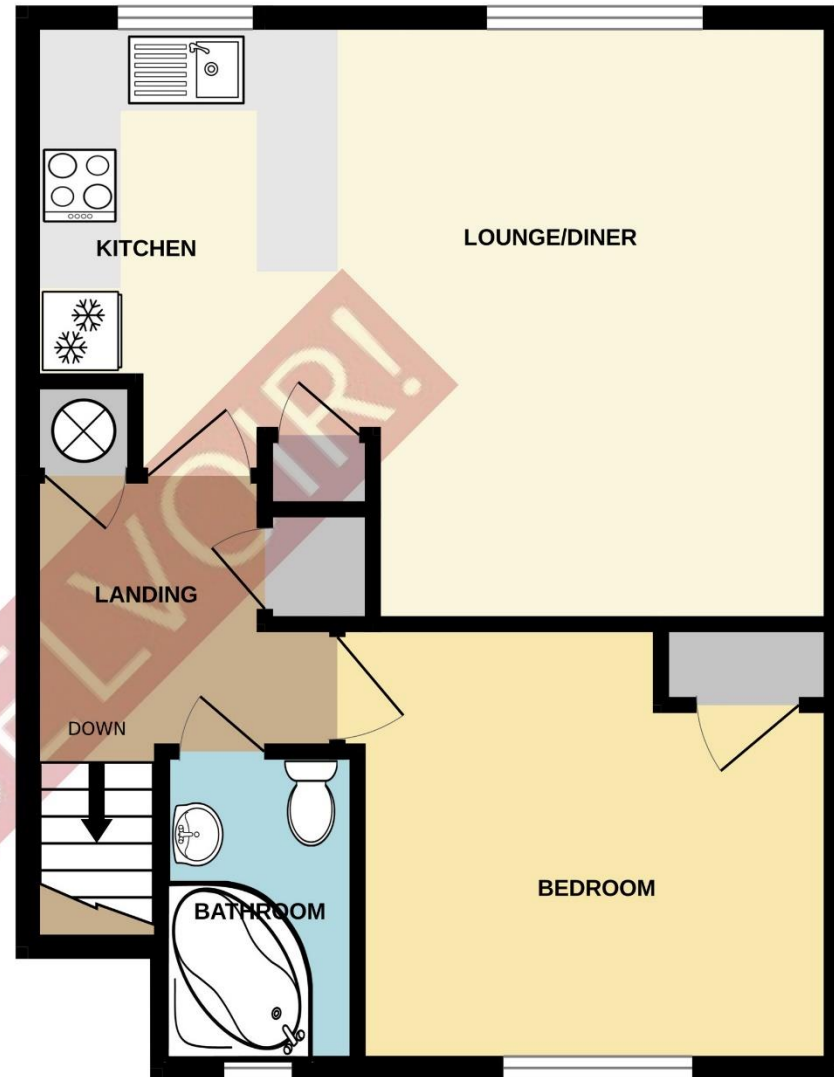
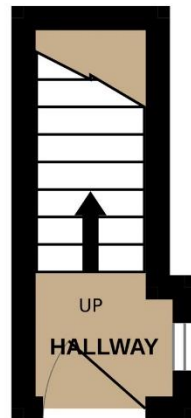






1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.

GROUND FLOOR
33 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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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