



Because property is personal with...

Armour Rise, Hitchin

BELVOIR!

Guide price £375,000



Key Features

- No Chain
- Garage & Parking
- Great Condition
- Walking Distance To Train Station
- Conservatory
- Low Maintenance Garden
- EPC rating U
- Freehold





Nestled in the serene cul-de-sac of Armour Rise, Hitchin, this charming end-of-terrace house offers a delightful blend of comfort and convenience. With its elevated position, the property boasts a generous layout featuring two reception rooms, two well-sized bedrooms, and a modern bathroom, making it an ideal family home.

Recently redecorated, the house is well-presented throughout, ensuring a fresh and inviting atmosphere. The addition of a conservatory enhances the living space, providing a perfect spot to relax and enjoy the views of the garden. The low-maintenance garden is a wonderful outdoor retreat, ideal for both entertaining and quiet moments alike.

For those with vehicles, the property includes the added benefit of a garage en-bloc and two driveways, allowing off-street parking for up to four cars, a rare find in this area.

Conveniently located within walking distance of local amenities and highly regarded schools, this home is also just a mile from the train station, making it perfect for commuters. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely home your own.

GROUND FLOOR

Entrance

Via composite front door into:

Lobby

uPVC double glazed window to front aspect. Door to:

Living Room 4.10m x 4.05m (13'6" x 13'4")

uPVC double glazed window to front aspect. Feature fireplace. Stairs rising to first floor with storage cupboard beneath. Wood effect laminate flooring. Radiator. Door to:

Kitchen/Diner 4.10m x 2.85m (13'6" x 9'5")

uPVC double glazed window to rear aspect and sliding patio doors to conservatory. Fitted with a range of base and wall-mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Space for 600mm free-standing cooker with stainless steel chimney hood extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wall-mounted gas central heating 'Combi' boiler. Radiator.

Conservatory 3.05m x 2.75m (10'0" x 9'0")

Of uPVC construction on brick base. French doors to side. Power points.

FIRST FLOOR

Landing

Doors to all rooms. Hatch providing access to boarded loft space (with lighting) via fitted loft ladder.

Bedroom One 3.45m x 3.10m (11'4" x 10'2")

uPVC double glazed window to front aspect. Built in triple wardrobe. Wood effect laminate flooring. Radiator.

Bedroom Two 3.10m x 2.10m (10'2" x 6'11")

uPVC double glazed window to rear aspect. Storage cupboard. Wood effect laminate flooring. Radiator.

Bathroom

uPVC obscure double glazed window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap





and shower attachment, pedestal mounted hand wash basin and low level push-button flush WC.

EXTERIOR

Front Garden

Brick paved driveway providing off-street parking for one vehicle and leading to front door.

Rear Garden

Fence enclosed. Low maintenance with paving throughout. Gated side access. Outdoor tap.

Garage & Driveway

Further driveway providing off-street parking for 1-2 vehicles and leading to single garage with up & over door.

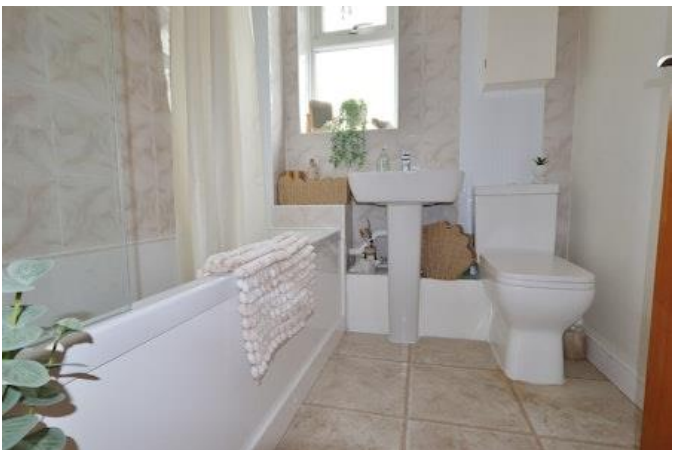
PROPERTY INFORMATION

Council Tax - Band C
EPC Rating - Awaited

DISCLAIMER

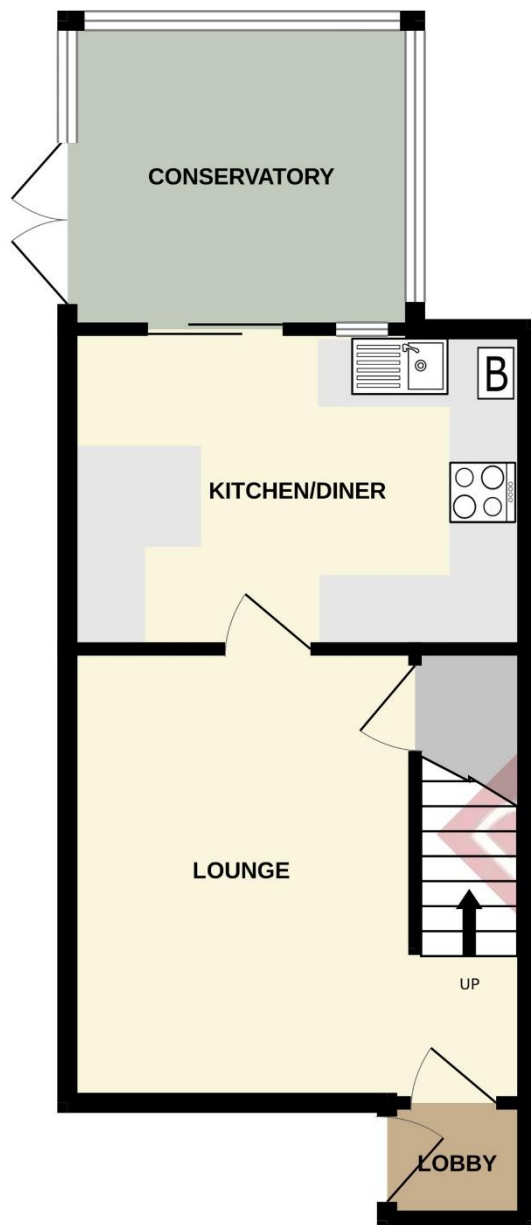
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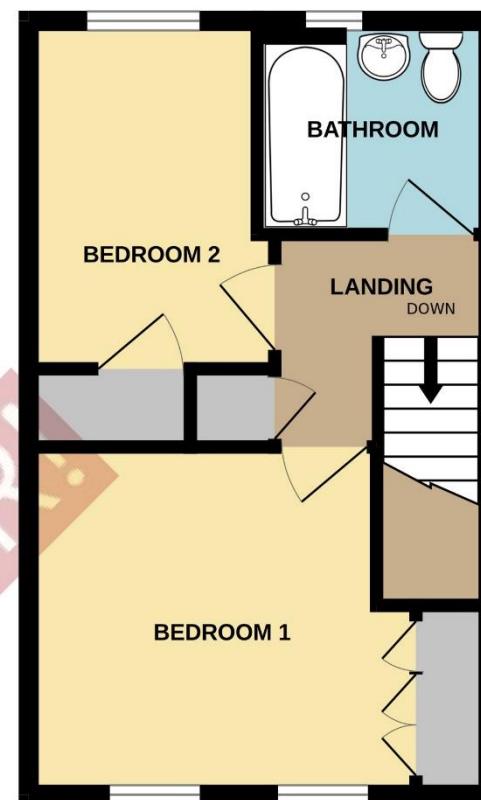




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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