



Bowmans Avenue, Hitchin

CHANDLERS



# 39 Bowmans Avenue

Hitchin, SG4 9QD

Asking Price £250,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

Attention INVESTORS - Two bedroom maisonette with an excellent tenant in situ since July 2024 at £1200 PCM [5.7% Yield]. Located within this popular location with its own entrance, stairs to first floor, Sitting room, Kitchen, two bedrooms. The property also benefits from a enclosed private garden and garage en bloc.

(EPC - North Hertfordshire Council - Tax Band B)

Lease 77 Years Remaining

Ground Rent £200 PA

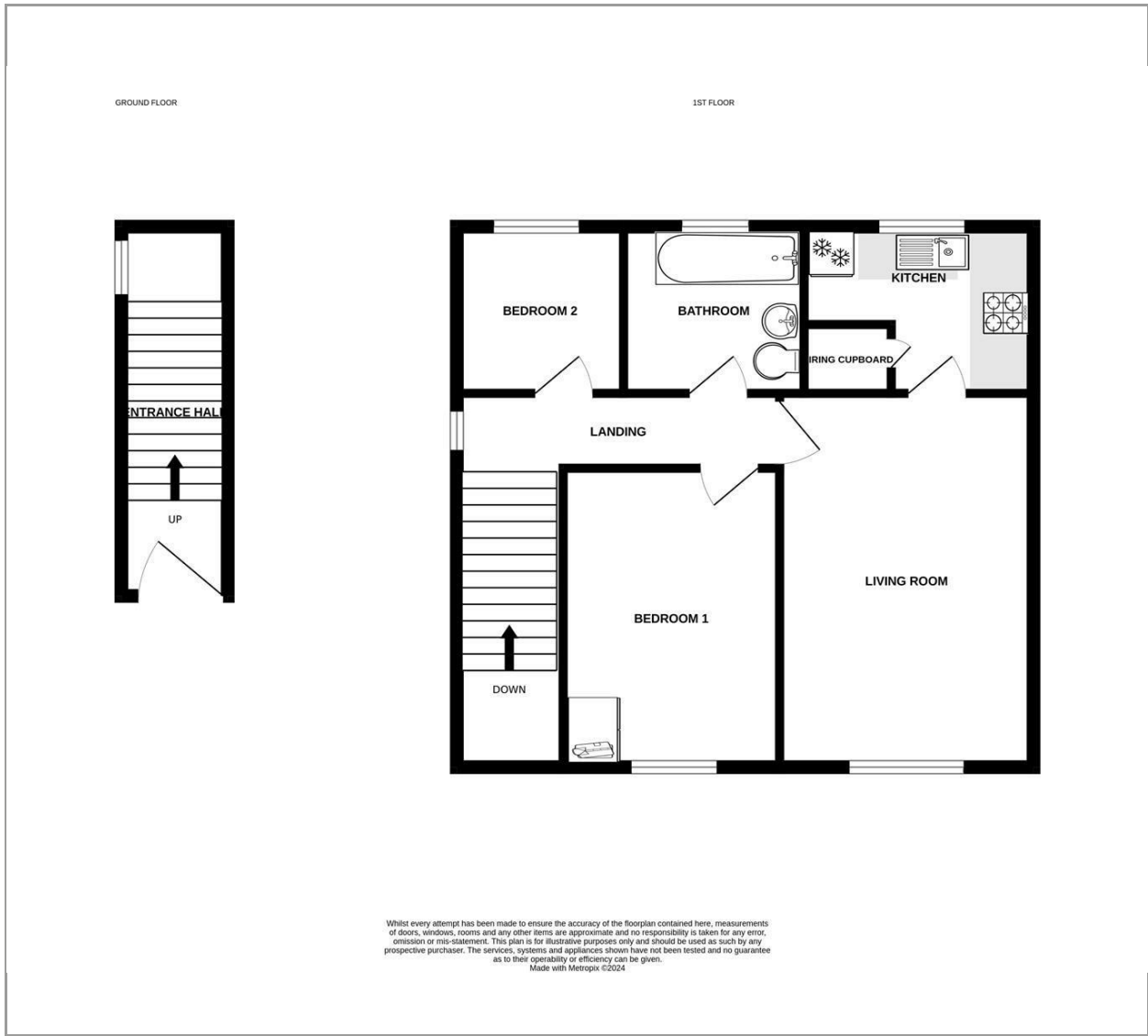
No service charges

- Attention investors -
- Tenant in Situ - 5.7% Yield
- Two bedroom first floor maisonette
  - Superb location
  - Garage en-bloc
- Private enclosed garden









### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is North Herts District Council
- Council tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity

