



**Kipling Close, Hitchin SG4 0DU**

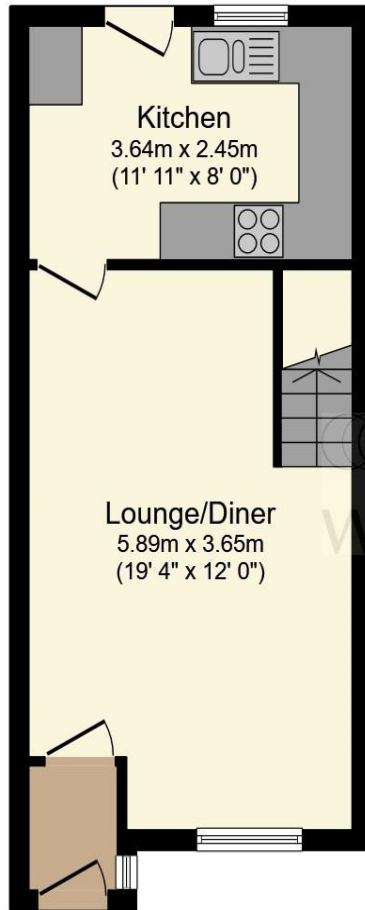


**welcome to**

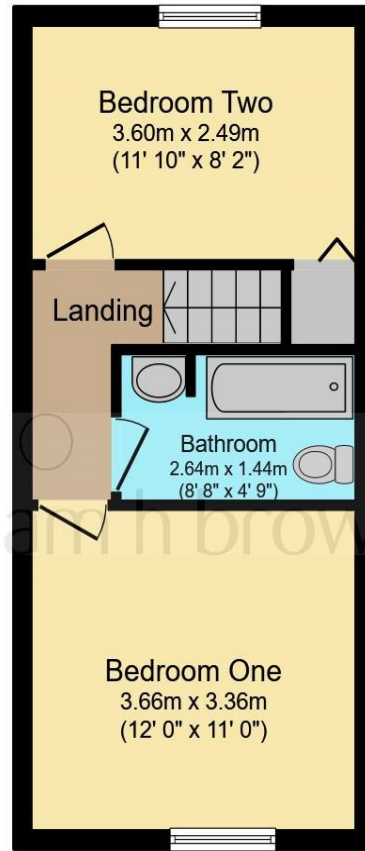
## **Kipling Close, Hitchin**

Set within the rarely available location of Kipling Close, this beautiful 2 bedroom property is an ideal purchase for those looking for a turn key ready home, which is close to local schools and amenities.

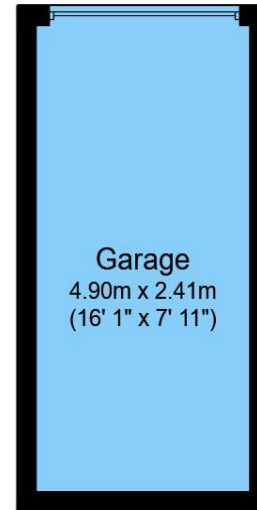




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Lounge/ Diner**

19' 4" x 12' ( 5.89m x 3.66m )

**Kitchen**

11' 11" x 8' ( 3.63m x 2.44m )

**Landing**

**Bedroom 1**

12' x 11' ( 3.66m x 3.35m )

**Bedroom 2**

11' 10" x 8' 2" ( 3.61m x 2.49m )

**Bathroom**

8' 8" x 4' 9" ( 2.64m x 1.45m )

**Garden**

**Parking**

Total floor area 73.9 sq.m. (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Kipling Close, Hitchin

- Recently Fitted Gas Central Heating
- Garage & Parking
- Two Generous Size Bedrooms
- Fantastic Internal Condition Throughout
- Rarely Available Location

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG102257](https://www.williamhbrown.co.uk/Property/SVG102257)



Property Ref:  
SVG102257 - 0003

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