



NORGANS
Surveyors & Estate Agents

1 PARK GATE
HITCHIN



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Hitchin
Hertfordshire SG4 9BP

Guide Price £375,000

A two bedroom home located in a quiet cul de sac close to the town centre and with the added benefit of resident parking and a garage en bloc (leasehold).

The property itself is nicely presented throughout and offers an open plan feel on the ground floor with lounge area to the front and a kitchen diner at the rear with direct access on to the garden. Upstairs are two bedrooms and a refitted bathroom.

The garden slopes upwards and benefits from an attractive patio area accessed directly from the dining area.

Viewing highly recommended.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door with frosted glass panel opening to:-

Entrance Lobby

Wooden flooring. Door to:-

Lounge

13'6" x 12'5" max (4.11m x 3.78m max)

Stairs to the first floor with open recess below. TV point. Wooden flooring. Radiator. uPVC double glazed window to front. Open plan to:-

Kitchen/Dining Room

12'5" x 9'8" (3.78m x 2.95m)

Fitted with a range of floorstanding and wall mounted storage units with drawers. Wooden worksurfaces. Belfast style ceramic sink unit with mixer tap over. Space and plumbing for washing machine. Integrated oven with grill (not tested). Four ring gas hob (not tested) with extractor hood over (not tested). Worcester gas fired boiler (not tested). Space for upright fridge freezer. Part tiled and part wooden flooring. Part tiled walls. uPVC double glazed window to rear. uPVC double glazed French doors to rear.

ON THE FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder (not tested) and linen shelving. Radiator. Access to the loft space. uPVC double glazed window to side. Doors to both Bedrooms and Bathroom.

Bedroom One

10'9" x 10'5" (3.28m x 3.18m)

Plus recess with hanging rails and shelving. Measurements exclude a range of built-in wardrobe cupboards with hanging rails and shelving. Radiator. uPVC double glazed window to front.

Bedroom Two

10'1" x 6'6" (3.07m x 1.98m)

Radiator. uPVC double glazed window to rear.

Bathroom

Refitted with a white suite comprising shower bath with wall mounted shower unit over (not tested), low level W.C and washbasin set into vanity unit with storage beneath. Tiled walls. Heated towel radiator. Extractor. uPVC double glazed frosted window to rear.

OUTSIDE

Front Garden

Mainly laid to lawn with steps and pathway leading up to the front door. Bin storage cupboard. Brick wall.

Rear Garden

Paved patio area to the immediate rear of the house enclosed by a low picket fence and wall with railings. The remaining garden is sloped and laid to lawn with shrub bed. Enclosed by fencing and brick wall.

Garage & Parking

The Garage is Leasehold with approximately 58 years unexpired. Single brick built garage with up and over vehicular entry door. Located en-bloc, second garage from the left. Unallocated residents and visitors parking in the communal area.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 54sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current C; Potential B.

SERVICE/MANAGEMENT CHARGES

We are advised that the vendors currently pay £67.51p.a (for the period 01/07/23-30/06/2024) to Parkgate Management towards the general maintenance of the communal areas.

We are further advised that the garage is Leasehold.

SERVICES

All mains services are understood to be installed and connected. Please

note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

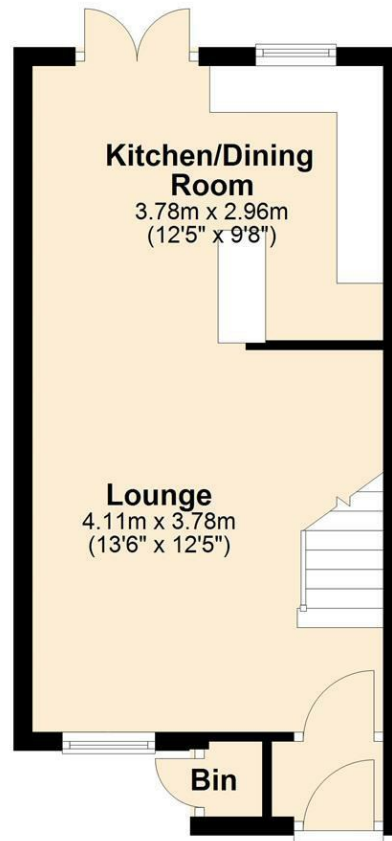
GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

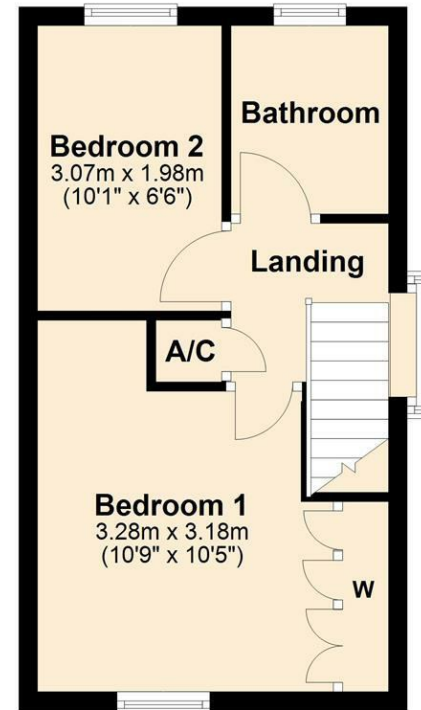
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Ground Floor



First Floor



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