



11 BRAMPTON PARK ROAD
HITCHIN



11 Brampton Park Road

Hitchin

Hertfordshire SG5 1XD

Guide Price £450,000

VIEWINGS TO COMMENCE 12TH OCTOBER
2024 - CHAIN FREE SALE

A late Victorian bay fronted terraced located in a popular side road just to the North of the Town Centre with good access to the Railway Station. This well presented home offers two double bedrooms, refitted first floor bathroom, two reception rooms and a refitted dining kitchen.

Gas fired central heating to radiators, double glazed windows and fully enclosed West facing rear garden.

A very appealing character home with potential to further enhance should it be required.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Storm Porch with step up to the entrance door, opening to:-

Living Room

12'1" x 11'9" (3.7m x 3.6m)

Measurements include double glazed bay window to front. Central fireplace with woodburner and fitted cupboards and shelving to either side. Two radiators. Picture rails. Oak effect flooring. Door to:-

Dining Room

13'9" x 11'9" (4.2m x 3.6m)

Measurements include stairs to the first floor. Meter cupboard. Picture rails. Radiator. Double glazed window to rear. Door to:-

Dining Kitchen

17'8" x 7'6" (5.4m x 2.3m)

Refitted with a range of floorstanding and wall mounted shaker style units with granite style worksurfaces. Integrated gas hob (not tested) with extractor fan over (not tested). Integrated double oven (not tested). Space and plumbing for washing machine. Space and plumbing for dishwasher. Stainless steel sink unit with drainer and mixer tap over. Cupboard housing Worcester gas fired boiler (not tested). Tiled floor. Part tiled walls. Doorway to Dining Area.

Dining Area

Tiled floor. Radiator. Double glazed window to side. Double glazed French doors to rear.

ON THE FIRST FLOOR

Landing

13'9" x 2'5" (4.2m x 0.75m)

Radiator, Loft access hatch. Doors to all Bedrooms and Bathroom.

Bedroom One

11'9" x 10'9" (3.6m x 3.3m)

Cast iron fireplace. Radiator. Picture rails. Double glazed window to front.

Bedroom Two

11'1" x 8'10" (3.4m x 2.7m)

Plus recess. Built-in wardrobe. Cast iron fireplace. Picture rails. Radiator. Double glazed window to rear.

Bathroom

9'10" x 7'6" (3.0m x 2.3m)

Fitted with a white suite comprising bath with shower over and spray screen, low level W.C and washbasin. Radiator. Cast iron fireplace. Picture rails. Part tiled walls. Double glazed window to rear.

OUTSIDE

Front Garden

Courtyard style front garden with gated footpath to the side providing access to the rear garden.

Rear Garden

Approx 45'0" deep. West facing garden enclosed by panelled fencing. Patio adjacent to the rear of the house with pathway leading to a timber shed.

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 73sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C; Potential B.

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

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

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.

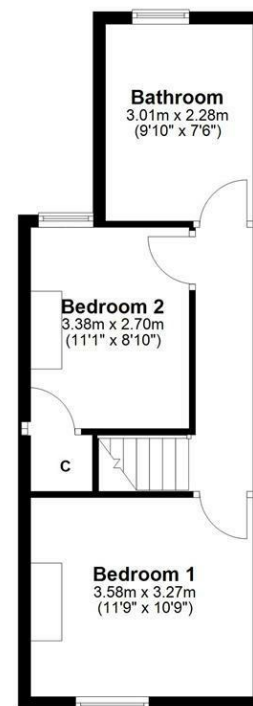
You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor



First Floor



11 Brampton Park Road, Hitchin



8 Brand Street, Hitchin, Herts,
SG5 1HX

t: 01462 455225
hitchin@norgans.co.uk
www.norgans.co.uk