



NORGANS
Surveyors & Estate Agents

25 BEDFORD STREET
HITCHIN



25 Bedford Street

Hitchin

SG5 2JG

Guide Price £370,000

Viewings to commence from the 3rd February 2025

Located on the popular west side of town, with convenient walking distance to the town centre and its many amenities, open countryside and good local schools.

This attractive red brick Victorian cottage is offered for sale with the benefit of being Chain Free and comprises lounge with attractive feature fireplace, a separate kitchen with white gloss units and downstairs bathroom. Upstairs are two bedroom. The garden benefits from a westerly aspect.

Internal viewing is highly recommended.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

Opening to:-

LIVING ROOM

11'6" x 10'8" max (3.51m x 3.25m max)

Multi pane sash window to front. Exposed wooden floorboards. Feature fireplace surround with tiled hearth and painted wooden surround. Radiator. Door to:-

KITCHEN

10'7" x 9'7" max (3.23m x 2.92m max)

Measurements include stairs to first floor. Fitted with range of white gloss wall mounted and base cupboard and drawers with worktops over. Stainless steel sink unit with mixer tap over. Integrated over, Gas hob and extractor (not tested). Space for fridge freezer. window to rear. Wall mounted gas boiler (not tested) Smoke alarm. Inset spot lights. Door to:-

INNER LOBBY

Tiled floor. Shelving. Plumbing for automatic washing machine. uPVC double glazed door to garden. Door to:-

BATHROOM

7'4" x 5'1" (2.24m x 1.55m)

White suite comprising pedestal wash hand basin. Low Level W.C. Bath with fixed head shower over (not tested). Radiator. Part tiled walls. Tiled floor. uPVC double glazed frosted window to side. Extractor.

ON THE FIRST FLOOR

LANDING

Doors to both bedrooms.

BEDROOM ONE

11'6" x 10'8" max (3.51m x 3.25m max)

Radiator. Multi pane sash window to front.

BEDROOM TWO

9'8" x 7'9" (2.95m x 2.36m)

Radiator. Window to rear.

OUTSIDE

REAR GARDEN

Steps up to patio area leading to remaining garden. Enclosed by panelled fencing. Shed.

AGENTS NOTE: There is a pedestrian right of way over the concrete pathway for No.26. There is a pedestrian right of way for this property and No.26 to cross and pass down the side of No.24.

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 48sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current D
Potential B

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.

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.

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.

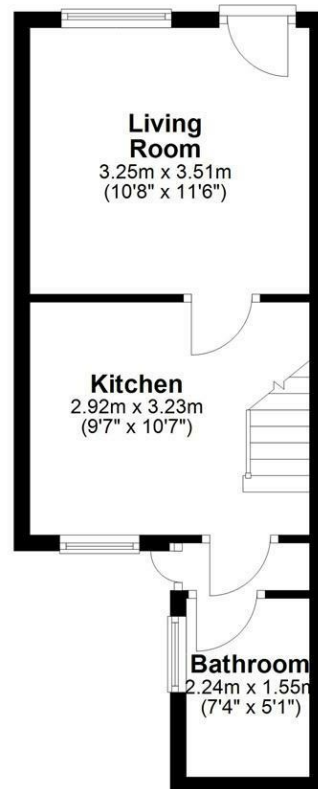
TENURE - FREEHOLD

We are advised that this property is Freehold.

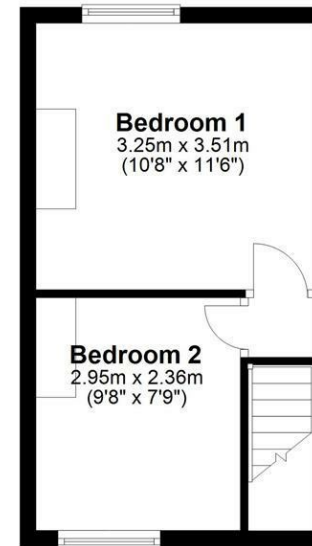
VIEWINGS

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

Ground Floor



First Floor



25 Bedford Street, Hitchin