



NORGANS
Surveyors & Estate Agents

4 WEDMORE ROAD
HITCHIN



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Hitchin

SG4 9JH

Guide Price £375,000

Located in the highly desirable SG4 9 area of Hitchin benefitting from many favoured schools nearby and good access to the mainline rail station. Three good bedrooms, first floor bathroom, spacious living room, kitchen, breakfast room and a ground floor cloakroom. Externally the rear garden extends around 50ft in length benefitting from large hobbies room/potential home office and garden store. Considerable potential to extend (STPP). This property comes with the added benefit of being CHAIN FREE!!



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

SIDE ENTRANCE DOOR

Opening to:-

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM

Comprising Low Level W.C. Wash hand basin. Tiled floor. Heated towel rail. Window to side.

LIVING ROOM

16'0" x 11'5" (4.9 x 3.5)

Electric fire (not tested) Fitted cupboard and shelves. Radiator. Cupboard under stairs. Three windows to front.

KITCHEN

10'2" x 9'10" (3.1 x 3)

Fitted with a range of light oak units to floor and walls. Granite effect worktops over. Space for cooker. Extractor fan over (not tested) 1 1/2 bowl sink unit. Cupboard housing Worcester central heating boiler (not tested). Tiled floor. Window to rear.

BREAKFAST ROOM

8'6" x 6'6" (2.6 x 2)

Breakfast bar. Wall cupboards. Radiator. Door to rear.

ON THE FIRST FLOOR

LANDING

Loft access. Radiator. Window to side.

BEDROOM ONE

17'0" x 10'2" reducing to 7'2" (5.2 x 3.1 reducing to 2.2)

Fitted wardrobes. Radiator. Three windows to front.

BEDROOM TWO

11'9" x 7'6" (3.6 x 2.3)

Radiator. Window to rear.

BEDROOM THREE

11'5" x 6'10" (3.5 x 2.1)

Radiator. Window to rear.

BATHROOM

8'2" x 4'3" (2.5 x 1.3)

White three piece suite comprising vanity wash hand basin. Low Level W.C. Bath with shower over. Heated towel rail. Window to side.

OUTSIDE

AT THE FRONT

Lawn area enclosed by low level timber fencing. Footpath to entrance door. Gated access to rear garden.

AT THE REAR

Approx. 50ft deep. Two storage buildings. Paved patio adjacent to house. Lawn beyond. North west aspect.

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. 86sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

TBC

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.

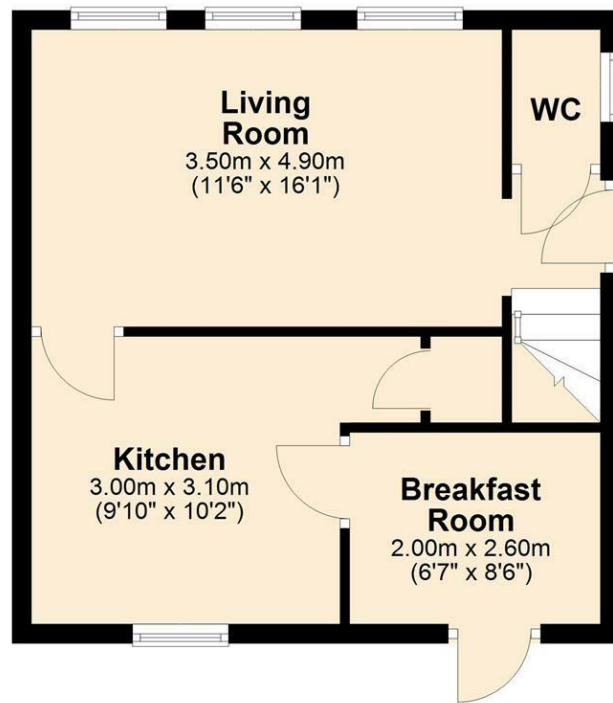
TENURE - FREEHOLD

We are advised that this property is Freehold.

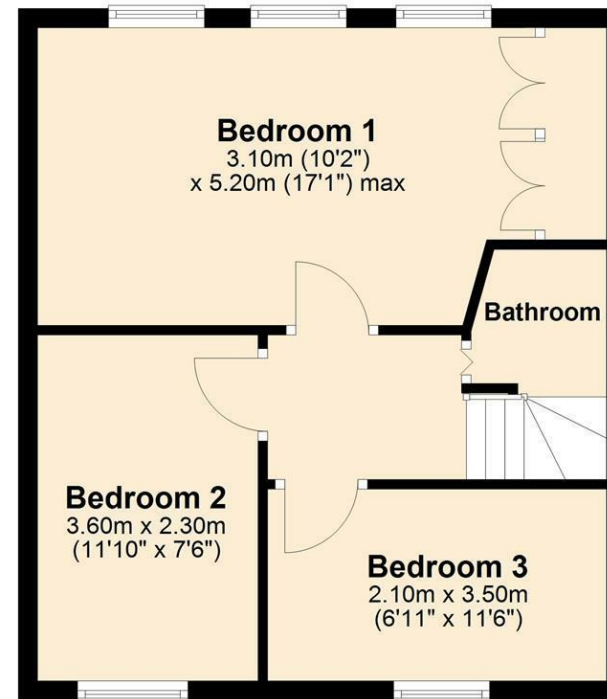
VIEWINGS

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

Ground Floor



First Floor



4 Wedmore Road, Hitchin