



28 WILTON ROAD
HITCHIN



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Hitchin

Hertfordshire SG5 1SS

Guide Price £350,000

Whilst requiring extensive modernisation, this property does provide considerable opportunity to extend (STPP) and enhance into a fabulous home given its fabulous, conveniently positioned cul de sac setting.

Given the current condition, this property may fall short of current lending criteria hence the sensible asking price. Double glazing has recently been installed and the central heating boiler is relatively modern but untested.

There is potential to create off street parking again subject to consent.

CHAIN FREE SALE!!!!



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

With leaded light panes opening to:

ENTRANCE LOBBY

5'6" x 3'11" (1.7 x 1.2)

Wood floor boards. Stairs to first floor. Door to;

LIVING ROOM

13'9" x 11'1" (4.2 x 3.4)

Plus bay window. Fireplace. Picture rails. Wooden floor boards. Door to;

DINING ROOM

10'9" x 10'9" (3.3 x 3.3)

Wooden floor boards. Picture rails. Window to rear. Doorway to;

KITCHEN

11'1" x 6'2" (3.4 x 1.9)

Tiled floor. Basic range of cupboards. Ideal central heating boiler (not tested). Under stairs storage cupboard. Window to rear.

ON THE FIRST FLOOR

LANDING

Loft access. Picture rails. Door to;

BEDROOM ONE

10'9" x 10'2" (3.3 x 3.1)

Fireplace. Fitted cupboard. Picture rails. Wooden floorboards. Window to front.

BEDROOM TWO

10'9" x 10'9" (3.3 x 3.3)

Picture rails. Wooden floor boards. Window to rear.

BEDROOM THREE

8'2" x 6'6" (2.5 x 2)

Picture rails. Wooden floor boards. Window to front.

BATHROOM

8'2" x 5'10" (2.5 x 1.8)

Fitted with a white three piece suite. Window to rear.

OUTSIDE

AT THE FRONT

Lawn to front with potential to create off street parking (STPP)

AT THE REAR

Approx. 50ft deep. Laid mainly to lawn. Timber shed. Gated right of way through neighbouring properties gardens.

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 72sqm. 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.

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.

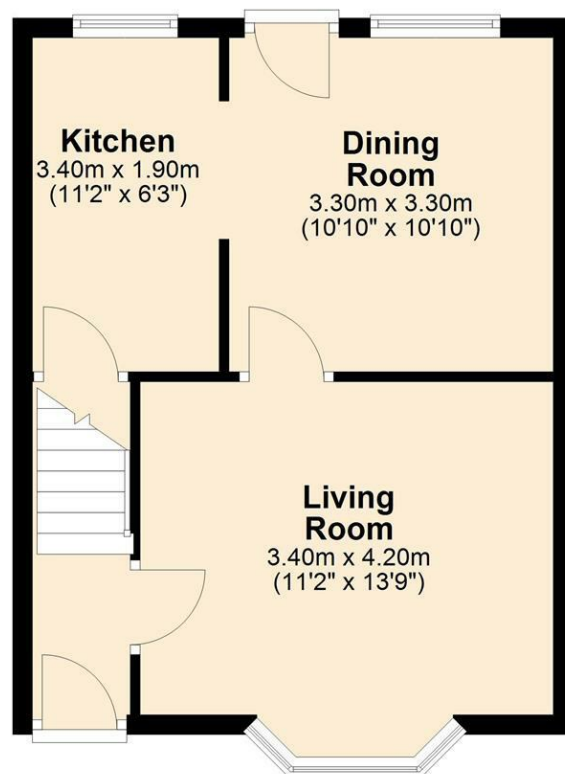
TENURE - FREEHOLD

We are advised that this property is Freehold.

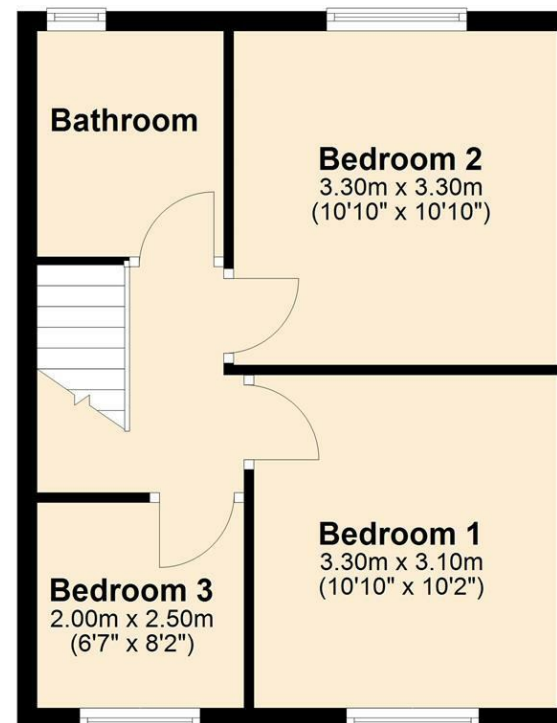
PROBATE

Please be advised that this is a probate sale. We understand that probate has been granted.

Ground Floor



First Floor



28 Wilton Road, Hitchin