



NORGANS
Surveyors & Estate Agents

18 GROVE ROAD
HITCHIN



18 Grove Road

Hitchin

SG5 1SE

Guide Price £375,000

This chain free cottage is well positioned between the town centre and railway station.

Whilst requiring updating, this end terrace 2 bedroom cottage complete with river stream running through the rear garden is sure to appeal to many. There is also considerable potential to extend (STPP).

The accommodation comprises through lounge diner, kitchen, study/dining room, 2 double bedrooms and a large first floor bathroom.

Externally, a generous rear garden extends some 60ft in length.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

Opening to;-

ENTRANCE HALL

Stairs to first floor. Radiator. panelled walls. Door to;-

LIVING ROOM

25'3" x 10'5" reducing to 10'2" (7.7 x 3.2 reducing to 3.1)
Engineered Oak floor. Fireplace. Three radiators.
Cupboard under stairs housing electric meter. Double
glazed bay window to front. Double glazed window to rear.

KITCHEN

11'5" x 7'6" (3.5 x 2.3)

Oak effect shaker style units to floors and wall with
granite effect country tops over. Integrated gas hob and
extractor fan (not tested). Double oven (not tested).
Stainless steel sink unit. Radiator. Part tiled walls. Tiled
floor. Double glazed door and windows to side. Cupboard
housing IDEAL central heating boiler (not tested).

STUDY/BREAKFAST ROOM

9'2" x 7'2" (2.8 x 2.2)

Cupboard . Wash basin. Radiator. Two double glazed
windows to side.

ON THE FIRST FLOOR

LANDING

Loft access. Cupboard. Radiator. Doors to;-

BEDROOM ONE

13'5" x 11'1" (4.1 x 3.4)

Engineered dark oak effect flooring. Window to front.

BEDROOM TWO

12'1" x 8'2" (3.7 x 2.5)

Radiator. Window to rear.

BATHROOM

8'10" x 7'10" (2.7 x 2.4)

Fitted with a white three piece suite comprising bath with
shower over (not tested), Low Level W.C. Wash hand
basin. Radiator. Heated towel rail. Tiled floor and walls.
Double glazed window to rear.

OUTSIDE

AT THE FRONT

Courtyard with gated path providing access to the side
leading to the rear garden.

AT THE REAR

Approx. 60ft deep. Towards the bottom of the garden a
stream runs through the garden with a railway sleeper
bridge.

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 80sqm. 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.

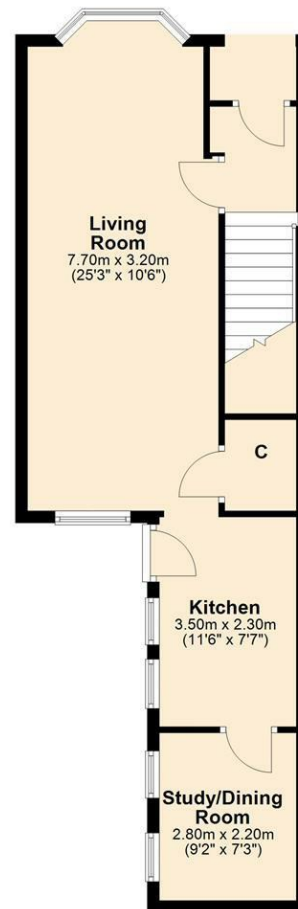
TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

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

Ground Floor



First Floor



18 Grove Road, Hitchin