



Connells

FOR SALE

Connells

Garden Fields
Offley Hitchin



Property Description

A fantastic two bedroom home offered for sale on a 70% shared ownership basis. Featuring a lovely large open plan kitchen diner, lounge and cloakroom to the ground floor, and two double bedrooms and bathroom to the first floor. There is also off-road parking for two vehicles and a fully enclosed rear garden. This home is an excellent opportunity to make that first step onto the property ladder.

The Garden Fields development was built in 2015 and is situated in the popular village location of Great Offley.

Ground Floor

Entrance Hall

Door to front, stairs leading to first floor and radiator.

Cloakroom

Wash hand basin, WC, extractor fan and radiator.

Lounge

13' x 11' 3" (3.96m x 3.43m)

Double glazed window to front aspect, TV and telephone points, understairs storage and radiator.

Kitchen / Diner

14' 7" x 13' 3" (4.45m x 4.04m)

Fully fitted kitchen with double glazed windows and door to rear aspect, work surfaces with matching splashback, one and a half bowl stainless steel sink and drainer, cupboard and integrated appliances including fridge/freezer, electric oven, gas hob with cooker hood over and washing machine.

First Floor

Landing

Cupboard, loft access and radiator.

Bedroom One

14' 6" x 9' (4.42m x 2.74m)

Double glazed window to rear aspect and radiator.

Bedroom Two

14' 6" max x 10' 1" (4.42m max x 3.07m)

Two double glazed windows to front aspect, over stairs airing cupboard, telephone point and radiator.

Bathroom

Wash hand basin, bath with shower over, WC, extractor fan, shaver point and heated towel rail.

Outside

Front Garden

Lawned area (maintained by contractor) to front with pathway leading to front door.

Rear Garden

A mainly lawned rear garden with patio area and gated rear access.

Parking

Dropped kerb parking with space for two cars to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307394

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307394 - 0005