



Connells

Michael Muir House John Barker Place
Hitchin



Property Description

An unusually large ground floor flat ideal for a first time buyer or investor. This property offers 2 large bedrooms, both of which are comfortably doubles, a lounge diner, separate kitchen and family bathroom. Externally are well maintained communal gardens, allocated parking and a brick built storage shed.

Entrance Hall

Provides access to all rooms, radiator to side, secure entry system and 2 large storage cupboards.

Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)

Fitted kitchen comprising of a range of wall and base units with space for; Fridge, freezer, washing machine, tumble dryer, dishwasher, electric oven, gas hob and cooker hood. Stainless steel sink basin and drainer, tiled splashbacks and tiled flooring.

Lounge/Diner

22' 11" x 11' 8" (6.99m x 3.56m)

Dual aspect double glazed windows to the front and rear aspects, radiator to front and back, TV points and fitted carpet.

Bedroom One

11' x 9' 6" (3.35m x 2.90m)

Double glazed window and radiator to the rear aspect with a double built in storage cupboard.

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window and radiator to the rear aspect with a double built in wardrobe.

Bathroom

Wet room with mostly tiled walls, electric shower head with seat, wash hand basin with a mixer tap and a W/C. Two double glazed frosted windows to the front aspect, radiator to rear and extractor.

Outside

Allocated parking in front of outdoor purpose brickbuilt shed.

Communal Garden

Lawn, patio, 2x shared washing lines.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307095

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. 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.

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