



Connells

Bingen Road
Hitchin



Property Description

An unusually large and rarely available three bedroom first floor flat situated in a popular residential location.

Offering excellent living space throughout including a 22' living area and a large kitchen, this property would suit a multitude of buyers including downsizers and small families. Long lease and low maintenance charges.

Entrance Hall

Two storage cupboards, wood effect flooring and radiator.

Lounge

13' 9" max x 22' 7" max (4.19m max x 6.88m max)

Two double glazed windows to front aspect, wood effect flooring and radiator. Irregular shaped room.

Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, laminate work surfaces, space for fridge/freezer and washing machine, electric oven, gas hob, vinyl flooring and radiator.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect and radiator.

Bedroom Two

9' 10" x 7' 5" (3.00m x 2.26m)

Double glazed window to side aspect and radiator.

Bedroom Three

9' 11" x 6' 3" (3.02m x 1.91m)

Double glazed window to side aspect and radiator.

Bathroom

Two double glazed windows to rear aspect, wash hand basin, panelled bath, WC, two storage cupboards housing boiler and tank, partly tiled, vinyl flooring and radiator.









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/HIT307558

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Oct 2006. 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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