



Connells

Wymondley House
Little Wymondley Hitchin



Property Description

A lovely ground floor apartment in this fabulous Grade 2 listed conversion. Offering two bedrooms, open plan living room/ kitchen and a bathroom this would make an excellent first time buy. This fantastic property has some wonderful features including high ceilings, original sash windows and stunning communal grounds of two acres.

Entrance Porch

Fuse box and intercom.

Entrance Hall

Storage cupboard with cylinder boiler and storage heater.

Kitchen

7' 7" x 9' 1" (2.31m x 2.77m)

Open plan to lounge. Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, integrated electric oven, hob with cooker hood over, plumbing for washing machine and space for fridge/freezer.

Lounge

9' 2" max x 14' 5" (2.79m max x 4.39m)

Sash window to front aspect, TV point and two storage heaters.

Bedroom One

8' 7" x 10' 7" (2.62m x 3.23m)

Sash window to front aspect, TV point and electric heater.

Bedroom Two

5' 9" x 10' 9" (1.75m x 3.28m)

Sash window to front aspect and electric heater.

Bathroom

Wash hand basin, bath, WC, extractor fan and electric heater. Access to loft.

Outside

Communal Grounds

Large, lawned communal grounds with various mature areas and trees.

Parking

Allocated parking for two cars and visitors spaces.









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

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14 High Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT306914

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. 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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