



Connells

Kershaws Hill  
Hitchin





### Property Description

A two bedroom end terrace property in need of modernisation but with lots of potential to make it a lovely home. Kershaws Hill is located conveniently close to Hitchin town centre and is near to excellent schools.

On the ground floor is a lounge/diner and a separate kitchen. Upstairs are two good size double bedrooms and a shower room. There is a rear garden and off-street parking to the front with space for one car.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Hall

Stairs leading to first floor and radiator.

### Lounge

23' 10" into bay x 10' 6" ( 7.26m into bay x 3.20m )

Double glazed bay window to front and two radiators.

### Kitchen

14' 6" x 8' 2" ( 4.42m x 2.49m )

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, electric oven, hob with cooker hood over, washing machine, fridge/freezer, storage cupboard and radiator.

## First Floor

### Landing

Storage cupboard, loft access and radiator.

### Bedroom One

14' 9" into recess x 10' 7" ( 4.50m into recess x 3.23m )

Two double glazed windows to front aspect and radiator.

### Bedroom Two

10' 7" x 9' 5" into recess ( 3.23m x 2.87m into recess )

Double glazed window to rear aspect and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin, shower cubicle, WC and radiator.

## Outside

### Front Garden

Off-street parking with space for one car and steps leading to house.

### Rear Garden

Sloped, two tier rear garden with patio area.















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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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