



Connells

Jeeves Yard  
Hitchin



## Property Description

Fully redecorated and recarpeted and arranged over four floors is this rarely available townhouse situated in a gated development in a very central location. Offering extensive accommodation including three bedrooms, a study, kitchen diner, two bathrooms and a utility room. Externally is a garage, low maintenance rear garden and driveway parking.

Jeeves Yard is a small development of similar properties and executive apartments set back from the road and entered via electric gates. The High Street is just a stone's throw away and the station a mere 10 minute walk. This property is also within the catchment area for excellent schools such as Hitchin Boys and Hitchin Girls.

## Ground Floor

### Entrance Hall

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

### Utility Room

Cupboards, sink and drainer, airing cupboard and plumbing for washing machine.

### Study

8' x 7' 9" ( 2.44m x 2.36m )  
Study on ground floor.

## First Floor

### Cloakroom

Wash hand basin, WC, extractor fan and radiator.

### Lounge

13' x 13' ( 3.96m x 3.96m )  
Two double glazed windows to front aspect, TV and telephone points and two radiators.

## Kitchen Diner

13' x 10' 5" ( 3.96m x 3.17m )

Fully fitted kitchen with double glazed window to rear aspect, work surfaces with matching splashback, one and a half bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, integrated appliances including fridge/freezer and dishwasher and boiler. Door leading to rear garden.

## Second Floor

### Bedroom One

13' max x 10' 8" plus door recess ( 3.96m max x 3.25m plus door recess )

Two double glazed windows to front aspect, built-in wardrobe and two radiators.

### En Suite

Wash hand basin with vanity, shower cubicle, WC, extractor fan, shaver point and radiator.

### Bedroom Two

11' max x 8' 1" max ( 3.35m max x 2.46m max )

Two double glazed windows to rear aspect, built-in wardrobe and radiator.

## Bathroom

Wash hand basin with vanity, bat with shower over, WC, extractor fan, partly tiled, shaver point and built-in storage.

## Third Floor

### Bedroom Three

Double glazed Velux window to front aspect and radiator.

### Outside

### Rear Garden

Small, fully enclosed rear garden with raised beds.

### Parking

Dropped kerb with space for one car.

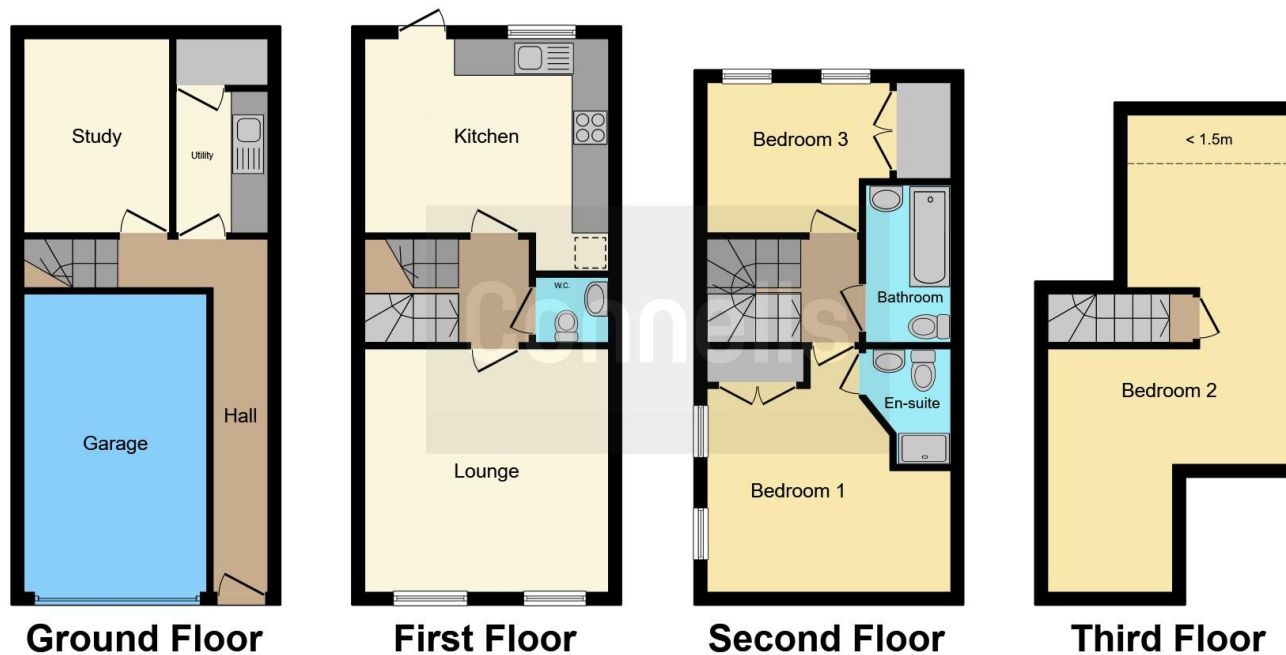
### Garage

Integral garage with up and over door, power and lighting.









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**EPC Rating: C**

Tenure: Freehold

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