



Connells

Chennells Close  
Hitchin





### Property Description

Offered for sale on a 50% shared ownership basis is this fantastic one bedroom house.

Featuring a newly fitted kitchen, bay fronted lounge, large double bedroom and a bathroom this would suit a first time buyer perfectly.

Externally this rarely available property also offers a lawned front garden, storage area to the rear and residents parking.

### Ground Floor

#### Entrance Hall

Double glazed door to side, double glazed window to rear aspect, storage cupboard and electric radiator.

#### Lounge

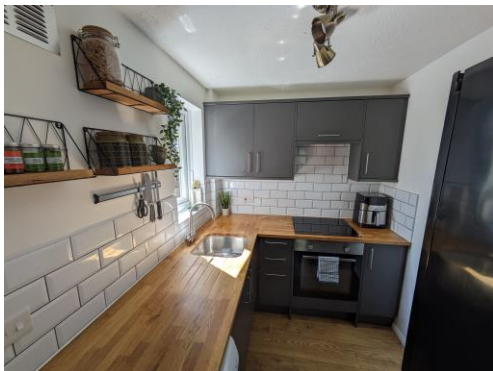
13' 7" into bay x 11' 5" ( 4.14m into bay x 3.48m )

Double glazed bay window to front aspect, TV and telephone points, understairs storage and wood effect flooring.

#### Kitchen

7' 4" x 6' 3" ( 2.24m x 1.91m )

Fully fitted kitchen with double glazed window to rear aspect, work surfaces with splashback, sink and drainer, electric oven, hob, space for fridge/freezer and plumbing for washing machine.



## First Floor

### Landing

Double glazed window to side aspect and electric radiator.

### Bedroom

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window to front aspect, overstairs storage, loft access and electric panel heater.

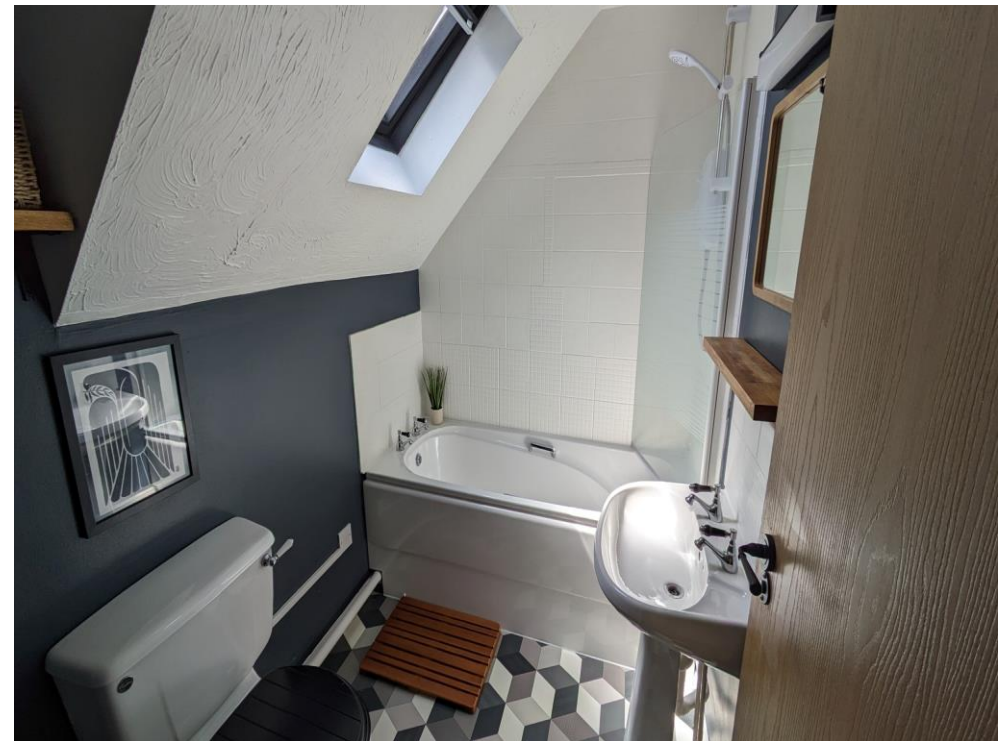
### Bathroom

Double glazed Velux window to rear aspect, wash hand basin, bath with electric shower over, WC, extractor fan, partly tiled and shaver point.

### Outside

#### Front Garden

Lawned private frontage with small paved area to rear.





To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HIT307815](https://connells.co.uk/Property/HIT307815)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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