



**Connells**

West Lane  
Pirton Hitchin





### Property Description

Offered to the market is this two bedroom Victorian terraced property in the highly sought after village of Pirton. This property briefly comprises of a lounge, fitted kitchen, family bathroom and two good sized bedrooms. This home is well presented throughout and makes an ideal first time buy.

### Ground Floor

#### Lounge

11' x 10' plus alcove ( 3.35m x 3.05m plus alcove )

Double glazed window, door and radiator to front aspect and TV point.

#### Kitchen

8' plus alcove x 8' ( 2.44m plus alcove x 2.44m )

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, space for white goods, sink/drainage and tiled splashbacks. Finished with tiled flooring and understairs storage.



## First Floor

### Landing

Stairs to first floor with access to both bedrooms and radiator to the rear.

### Bedroom One

11' 1" x 10' plus alcove ( 3.38m x 3.05m plus alcove )

Double glazed window and radiator to front aspect, loft access.

### Bedroom Two

8' 6" x 8' 1" ( 2.59m x 2.46m )

Double glazed window to rear and radiator to front aspect.

### Bathroom

Double glazed window and radiator to side aspect, three piece suite comprising of panelled bath with shower, wash hand basin and W/C and finished with tiled flooring.

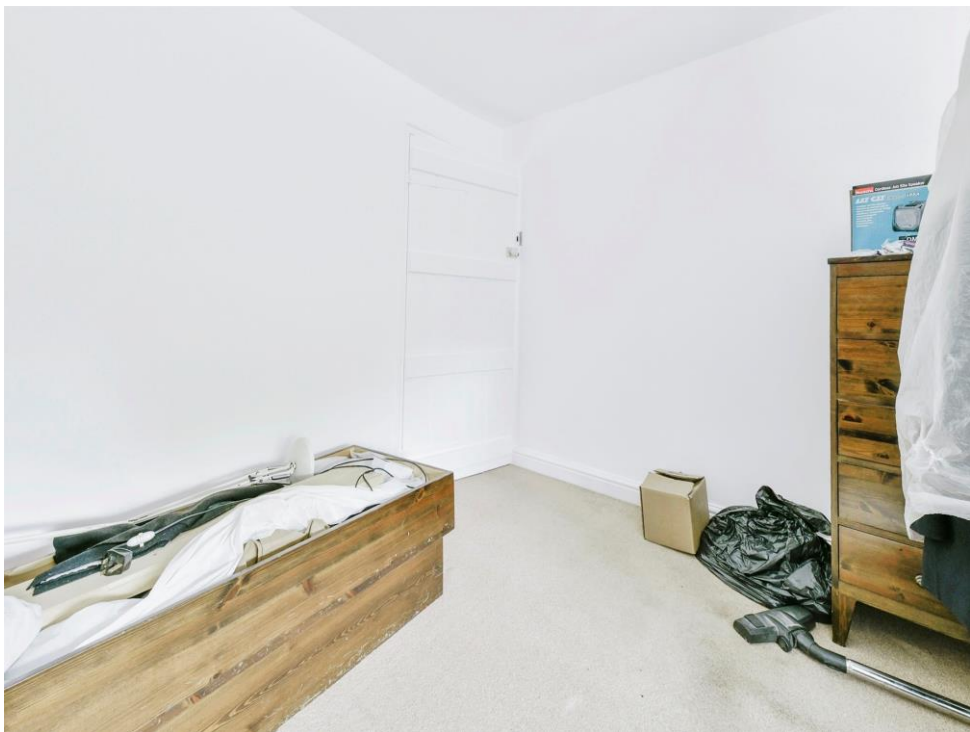
### Outside

### Rear Garden

Patio area with flower beds and shrubs.















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**EPC Rating: D**

Tenure: Freehold

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