



Connells

John Barker Place
Hitchin

John Barker Place Hitchin SG5 2PF

for sale offers in excess of
£150,000



Property Description

A one bedroom ground floor flat situated in Westmill, Hitchin close to convenient local amenities.

There is an entrance hall, good size lounge/diner, kitchen, double bedroom and bathroom. This property offers fantastic potential for rental income and is offered to market with a tenant in situ.

Entrance Hall

Door to front, wood effect flooring and radiator.

Lounge Diner

14' 5" x 10' 7" (4.39m x 3.23m)

Double glazed window to side aspect, TV and telephone points, wood effect flooring and radiator.

Kitchen

5' 6" x 10' 7" (1.68m x 3.23m)

Double glazed window to side aspect, a range of wall and base units, space for washing machine. cooker and fridge/freezer, sink and drainer, wood effect flooring and radiator.

Bedroom

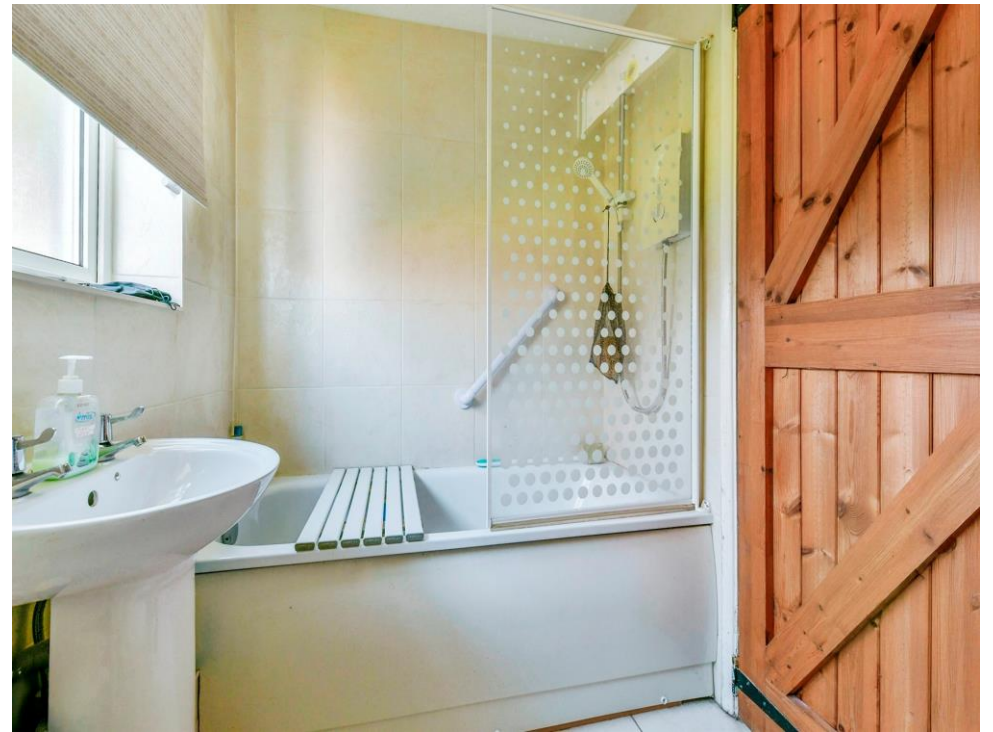
12' 11" x 14' 5" max (3.94m x 4.39m max)

Double glazed window to side aspect and radiator.

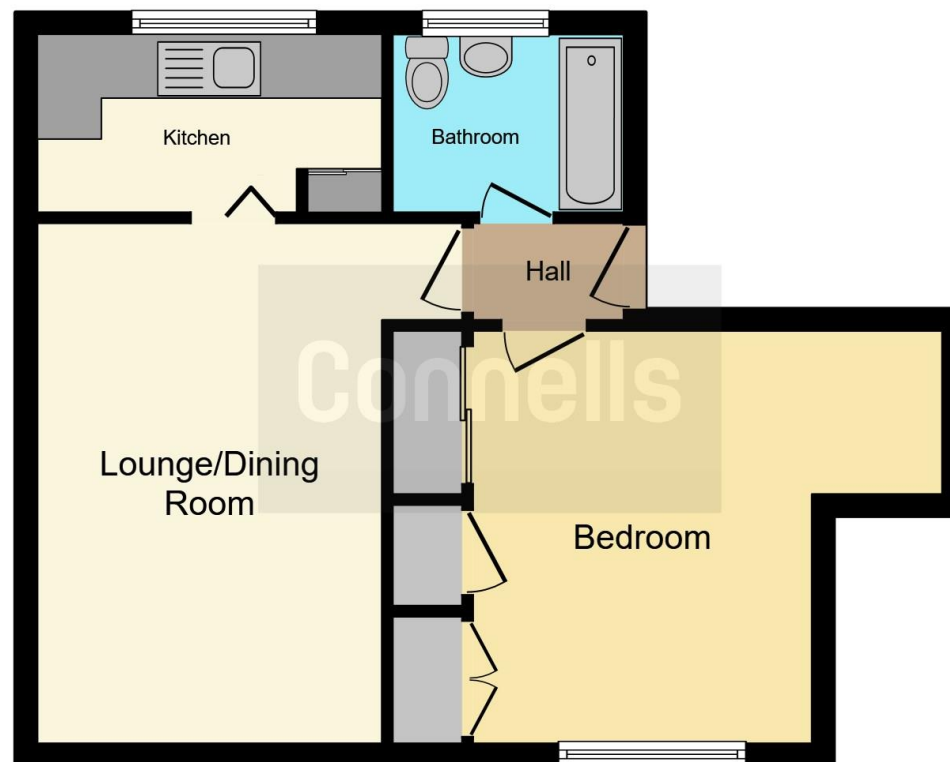
Bathroom

Double glazed window to side aspect, wash hand basin, panelled bath, WC, partly tiled and radiator.









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

To view this property please contact Connells on

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14 High Street
 HITCHIN SG5 1AT

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307925

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 1990. 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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