



**Connells**

Bakers Mews Orchard Road  
Hitchin



## Property Description

One of four wonderful converted apartments, this particular one is split over two floors. There is an external staircase leading to the apartment where the first floor comprises a large entrance hall, principal bedroom, family bathroom and an open plan kitchen/living area with a small balcony.

The first floor accommodation boasts two well proportioned bedrooms and a large landing with space for a study. Furthermore, this property offers allocated parking and a separate outdoor area that has been decked and has space for a shed.

The apartment is ideally located within walking distance of both Hitchin town centre and the mainline train station making this a suitable purchase for commuters.

## Ground Floor

External staircase leading to first floor.

## Entrance Hall

Door to front, double glazed window to side aspect, stairs leading to second floor, storage cupboard, vaulted ceiling and wood flooring.

## First Floor

### Lounge

10' 6" x 10' 2" ( 3.20m x 3.10m )

Open plan to kitchen diner. Double glazed window to side aspect, TV and telephone points, exposed brick, wood flooring and radiator.

### Kitchen Diner

18' x 10' 3" ( 5.49m x 3.12m )

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, breakfast bar, wood work surfaces with splashback, Butler-style sink, electric oven, gas hob with cooker hood over, space for fridge/freezer, washing machine and dishwasher and spotlights.

## Second Floor

### Landing

Two double glazed skylights and wood flooring.

### Bedroom One

9' 10" plus recess x 7' 2" plus wardrobe ( 3.00m plus recess x 2.18m plus wardrobe )

Double glazed window to side aspect, built-in wardrobes, wood flooring and radiator.

### Bedroom Two

12' 6" x 9' 5" ( 3.81m x 2.87m )

Two double glazed skylights, wood flooring and radiator. Restricted head room.

### Bedroom Three

13' 5" x 10' 5" ( 4.09m x 3.17m )

Double glazed skylight, double glazed window to rear aspect, wood flooring and radiator.

## Bathroom

Double glazed window to side aspect, wash hand basin with mixer tap, bath with shower over, WC, partly tiled, shaver point and radiator.

## Outside

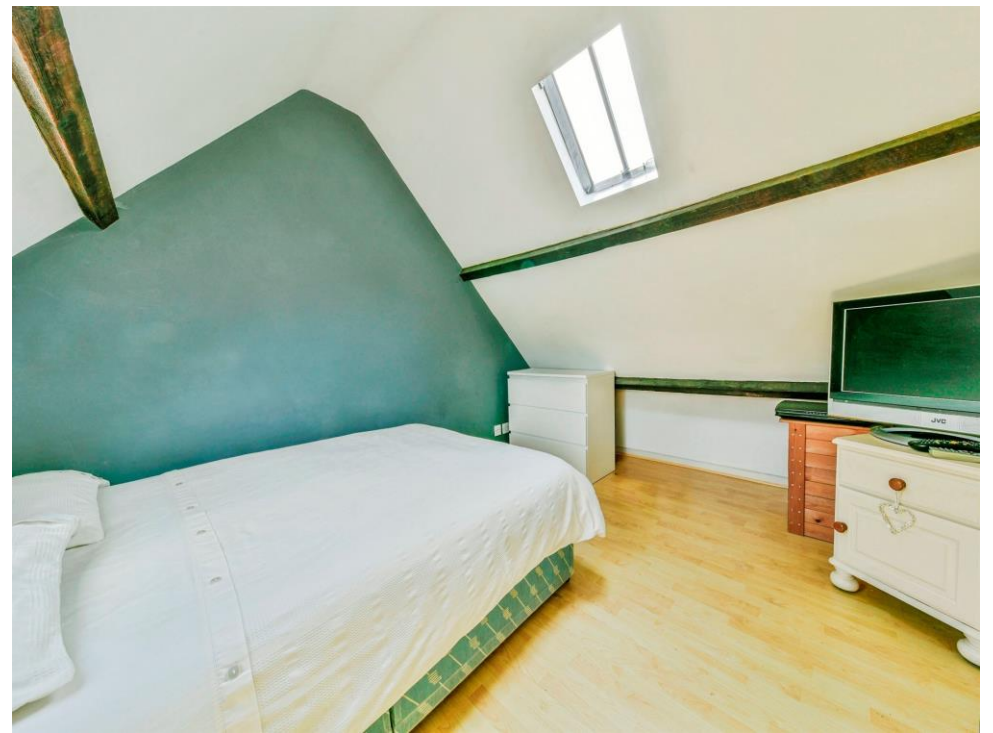
### Rear Garden

Rear garden is separate from the property and accessed via the car park. This outdoor area is decked to provide a good entertaining area. Space for a shed.

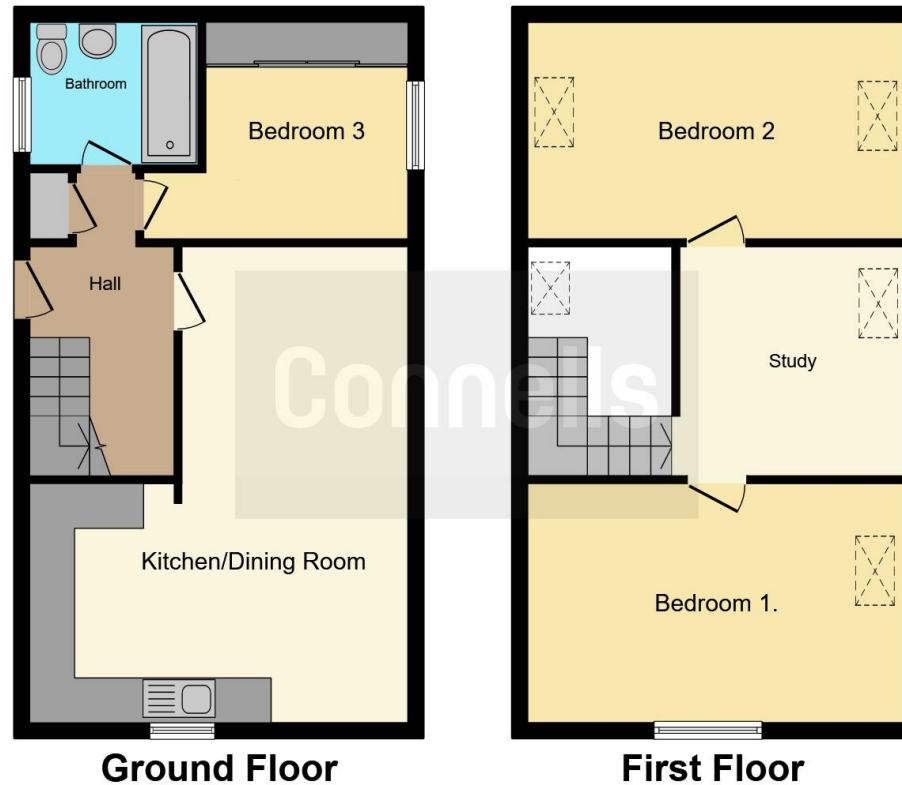
### Parking

One allocated parking space.









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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14 High Street  
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**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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