

for sale

offers in the region of **£425,000** Freehold



Bearton Road Hitchin SG5 1UB

A 3 bedroom period home offering excellent future potential. Situated centrally to both the High Street and the station. Good size garden to the rear. Ideal for a commuter.

- Energy Rating: Awaited
- Three bedrooms
- Good size garden
- Excellent potential
- Walk to town

Property Details

Ground Floor

Entrance Hall

Stairs leading to first floor and radiator.

Lounge 11' 11" into alcove x 9' 11" (3.63m into alcove x 3.02m)

Double glazed bay window to front aspect, electric fireplace and radiator.

Dining Room 13' into alcove x 10' 4" (3.96m into alcove x 3.15m)

Double glazed window to rear aspect, electric fireplace, understairs storage cupboard, wood flooring and radiator.

Kitchen 13' 4" x 8' 7" (4.06m x 2.62m)

Fully fitted kitchen with two single glazed windows to side aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with splashback, space for white goods (requires plumbing) and boiler.

First Floor

Landing

Loft access and upstairs storage.

Bedroom One 16' 5" x 11' 11" (5.00m x 3.63m)

Double glazed window to front aspect, electric fireplace and radiator.

Bedroom Two 13' max x 11' (3.96m max x 3.35m)

Single glazed window to rear aspect and radiator.

Bedroom Three 13' 4" x 8' 8" (4.06m x 2.64m)

Double glazed window to rear aspect, fireplace and radiator.

Bathroom

Single glazed window to rear aspect, wash hand basin with vanity storage, partly tiled and radiator.

Separate W.C.

Single glazed window to side aspect, WC and radiator.

Outside

Rear Garden

Wooden shed / garage.

To view this property please contact Connells on

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14 High Street
HITCHIN SG5 1AT

Tenure: Freehold

EPC Rating: Awaited

Property Ref: HIT308116 - 0004

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