



Connells

Lancaster Road
Hitchin



Property Description

Offered to the market on a chain-free basis is this excellent three bedroom Victorian home that requires modernisation. In its current form the property has two bedrooms, two kitchens and two bathrooms split over the two floors.

This home could be converted back into a more traditional layout comprising entrance hall, lounge, dining area, kitchen, bathroom, three double bedrooms and a first floor family bathroom. Externally, the property has a large rear garden that requires a fence to divide it from next door.

This home is situated on one of Hitchin's most loved roads and offers ideal access to local amenities and green spaces, the town centre and the mainline train station which offers direct links in to London and Cambridge. Viewing is advised.

Ground Floor

Entrance Hall

Door to front and stairs leading to first floor.

Lounge / Bedroom Three

12' 3" plus bay x 12' 2" (3.73m plus bay x 3.71m)

Double glazed bay window to front aspect, TV and telephone points and radiator.

Dining Room / Bedroom Four

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to rear aspect and radiator.

Kitchen

16' 6" x 9' 5" (5.03m x 2.87m)

Two double glazed windows to side aspect, base units, space for appliances, boiler, wood effect flooring and door to side.

Bathroom

Two double glazed windows to rear aspect, wash hand basin, bath, WC and radiator.

First Floor

Bedroom One

15' 9" x 12' 3" plus bay (4.80m x 3.73m plus bay)

Double glazed bay window to front aspect, wash hand basin and radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to rear aspect and radiator.

Bedroom Three / Kitchen

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to rear aspect, a range of wall and base units, work surfaces, stainless steel sink and drainer, space for appliances, wood effect flooring and radiator.

Bathroom

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

Outside

Rear Garden

A very long rear garden, mostly laid to lawn. Not overlooked however the garden does need to be divided with next door as there is currently no fence.

Parking

On-street parking.









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

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308115



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