



Connells

Alexandra Road
Hitchin



Property Description

Offered to the market chain free is this excellent one bedroom maisonette. Situated on the ground floor, this property comprises an entrance hall, open plan kitchen/lounge, double bedroom and a family bathroom.

Further benefits include a share of freehold under a 993 year lease, private rear garden and on street permit parking. This home is ideally located within walking distance of both Hitchin town centre, train station and local amenities. The train station offers direct transport links into both Cambridge and London making it an ideal buy for commuters.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Door to front, wood flooring and radiator.

Reception

11' 11" x 14' 7" (3.63m x 4.45m)

Double glazed window and radiator to the rear aspect, understairs storage cupboard, Television/Telephone points and wood flooring. This room is open plan with the kitchen.

Kitchen

8' 2" x 8' 1" (2.49m x 2.46m)

Open plan with the lounge/diner, double glazed window to the side aspect. There is a range of wall and base units with a double sink and drainer, electric oven, has hob and hood with space for washing machine and a fridge/freezer. This room is finished with tiled splashbacks and tiled flooring.

Inner Hallway

5' x 2' 11" (1.52m x 0.89m)

This area provides access to the family bathroom and rear garden, built in storage cupboard housing the boiler and finished with tiled flooring.

Bedroom One

12' 10" into bay x 8' 8" (3.91m into bay x 2.64m)

Double glazed bay window to the front aspect, radiators the front and rear of the room and has wood flooring.

Bathroom

Three piece suite comprising panel bath with shower attachment, W/C and wash hand basin. The room is partly tiled and has a double glazed window to the rear aspect, radiator, spotlights, extractor and tiled flooring.

Outside

Front Garden

Brick path leading to the front door.

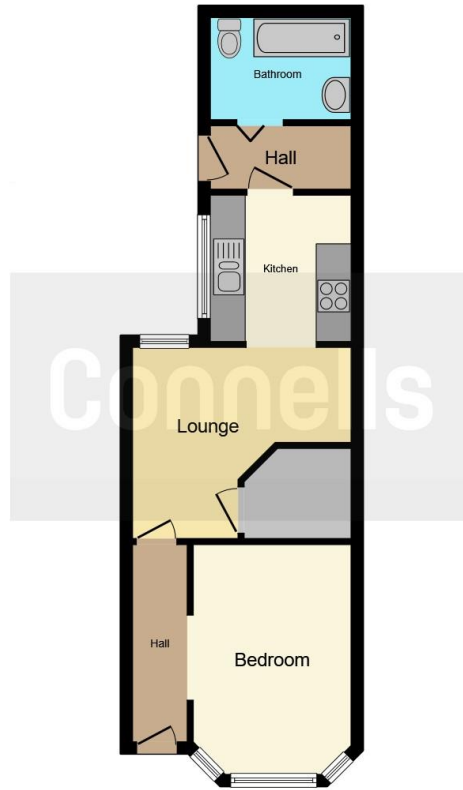
Rear Garden

Low maintenance rear garden that has a patio area, shrub borders and space for a shed.









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
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EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308319

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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