



Connells

Chaucer Way
Hitchin



Property Description

A three bedroom end terraced property that is currently arranged as two individual two bedroom maisonettes with the potential to be converted back into a three bedroom family home. With the current configuration the ground floor maisonette has a fitted kitchen, lounge, two bedrooms and a shower room. The first floor maisonette has a fitted kitchen, lounge/diner, two bedrooms and a family bathroom. The property has a rear garden and ample on street parking is available.

This property has been successfully rented out for the past twenty years as two individual maisonettes therefore this would be a suitable purchase for investors or for a family looking to make it a home again. It's ideally located within walking distance of local amenities, green spaces and Hitchin mainline train station.

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.

122a (ground Floor) Entrance Hall

Door to front, tiled flooring and radiator.

Lounge

12' 1" x 9' 11" (3.68m x 3.02m)

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

Kitchen

9' 1" max x 8' 7" max (2.77m max x 2.62m max)

Fully fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, hob with cooker hood over, space for washing machine and fridge/freezer and tiled flooring.

Bedroom One

10' 1" max x 8' 4" (3.07m max x 2.54m)

Double glazed window to rear aspect and radiator.

Bedroom Two

8' x 7' 3" (2.44m x 2.21m)

Double glazed window to rear aspect and boiler cupboard.

Bathroom

Double glazed window to rear aspect, wash hand basin, shower cubicle, WC, partly tiled, extractor fan, tiled flooring and heated towel rail.

122b (1st Floor)

Entrance Hall

Stairs leading to first floor.

Lounge

12' x 10' 6" plus recess (3.66m x 3.20m plus recess)

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

Kitchen

7' 11" x 5' 8" (2.41m x 1.73m)

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, gas hob with cooker hood over, space for fridge/freezer and washing machine and tiled flooring. Open to Lounge.

Bedroom One

11' 2" max x 8' 6" (3.40m max x 2.59m)

Double glazed window to rear aspect and radiator.

Bedroom Two

10' 7" x 6' 8" plus recess (3.23m x 2.03m plus recess)

Double glazed window to rear aspect and radiator.

Bathroom

Wash hand basin, shower cubicle, WC, extractor fan, boiler cupboard, loft hatch and vinyl tile effect flooring.

Outside

Front Garden

Permanent outdoor brick-built storage.

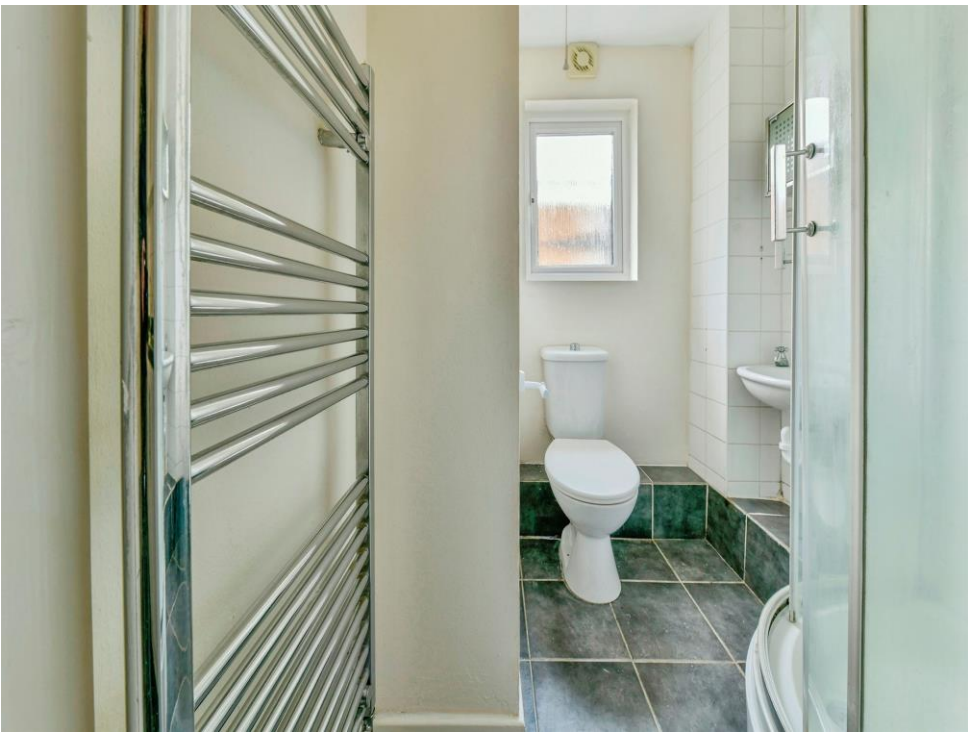
Rear Garden

Rear garden mostly laid to lawn with small concrete area, hedges and fence to sides, and side access.

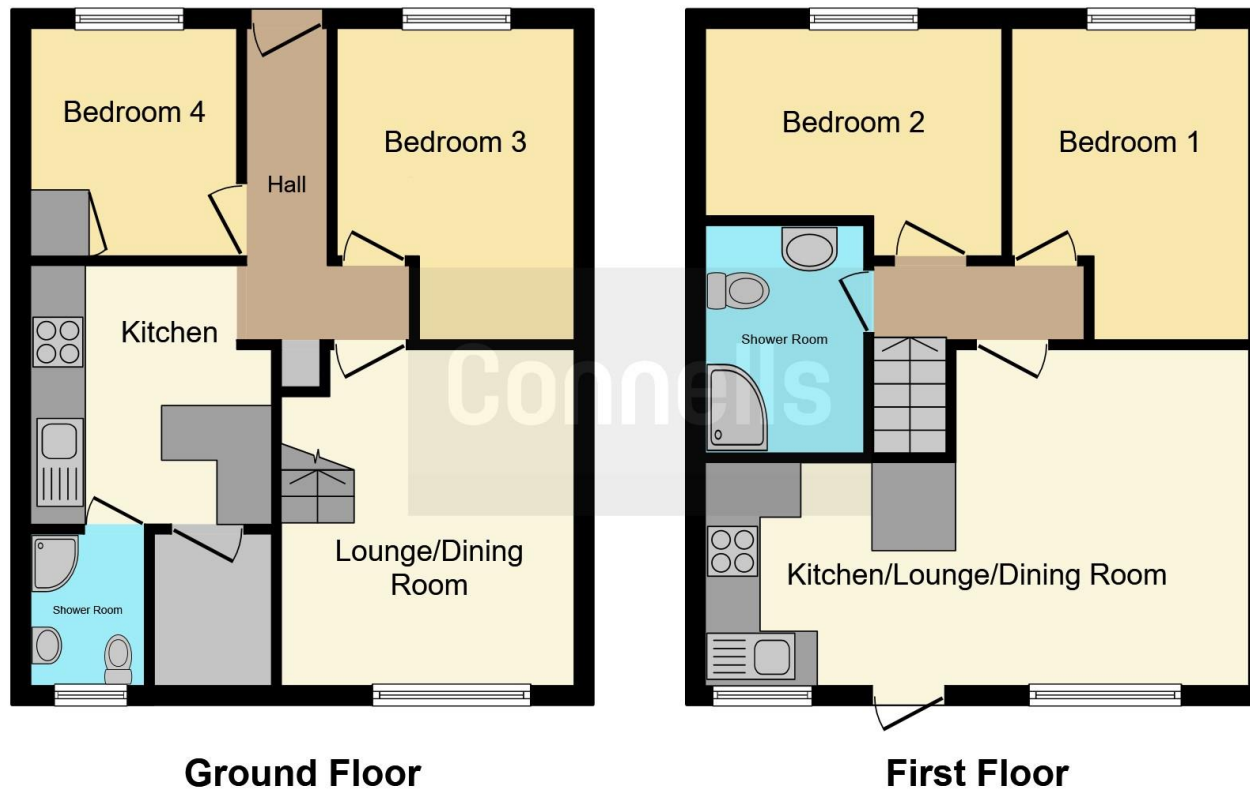
Parking

On-street bay parking to the side available.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308376



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