





Property Description

Ideally located within walking distance of everything Hitchin has to offer is this delightful one bedroom first floor maisonette.

This property has an entrance hall leading to the accommodation, a spacious lounge, kitchen and a family bathroom. This home is offered chain free and is an ideal purchase for first time buyers needing access into the town centre and train station. Residents permit parking is available.

Ground Floor

Entrance

Door to front, stairs leading to first floor.

Entrance Hall

Double glazed window to side aspect, built-in storage, loft hatch, stairs leading to first floor and radiator.

Lounge

11' 7" x 11' 4" (3.53m x 3.45m)

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

Kitchen

11' 8" x 6' 11" (3.56m x 2.11m)

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, wood flooring and radiator.

Bedroom One

11' 8" x 8' 2" (3.56m x 2.49m)

Double glazed window to front aspect, built-in storage and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin with mixer tap, panelled bath with shower over, WC, partly tiled and heated towel rail.

Outside

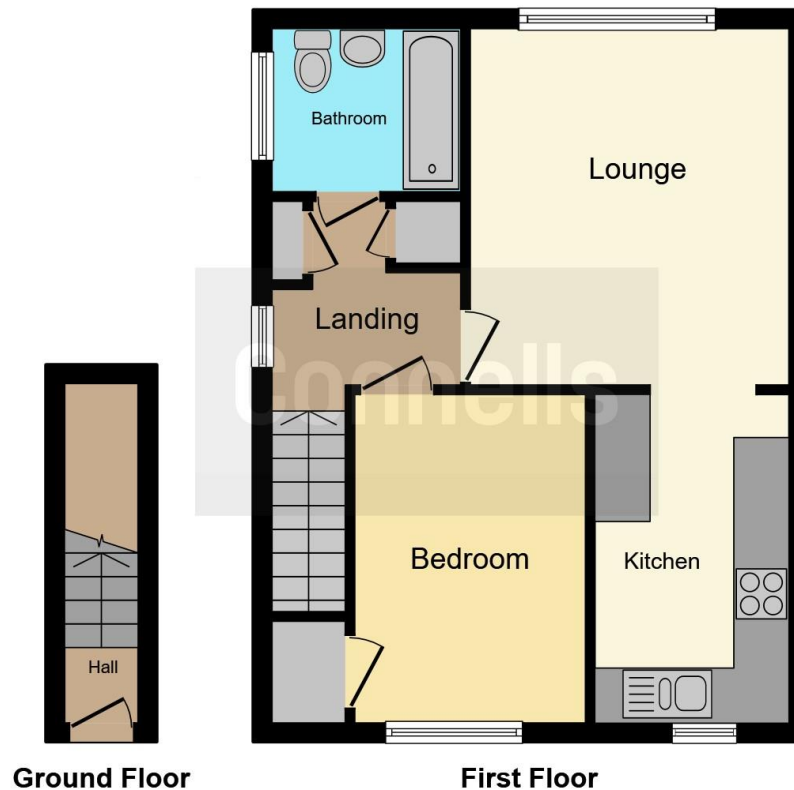
Parking

Residents permit 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

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14 High Street
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308328

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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