

FREEHOLD



House - Detached (EPC Rating: E)

62 Bearton Road, Hitchin, Herts, SG5 1UF

Price Guide

£600,000



First Step



3



1



2



E

3 Bedroom House - Detached located in Hitchin

CHAIN FREE... 3 bed DETACHED family home... SUPERB RENOVATION OPPORTUNITY... Long SOUTH FACING GARDEN... Driveway PARKING FOR 3/4 CARS...

INTERNAL

Ground Floor

Entrance Hallway

Door and window to front aspect. Wall mounted consumer unit. Under stairs storage cupboard with window to side aspect. Carpet. Staircase to first floor. Doors leading to:

Lounge

13'5" x 13'1"

Bay window to front aspect. Gas feature fire place with tiled hearth. Picture rails. Carpet.

Dining Room

11'9" x 11'0"

Window to rear aspect. Electric feature fire with wooden surrounds. Carpet.

Kitchen

11'9" x 7'10"

Window to rear aspect and door to side aspect. Grey wall and base units with complementary work surface and tiled splash back. Free standing twin cavity gas cooker with 4 ring gas hob, spaces for 2 freestanding appliances. Single stainless steel sink, tiled terracotta flooring.

First Floor

Landing

Window to side aspect. Loft hatch, carpet flooring. Doors leading to:

Bedroom 1

13'1" x 11'8"

Window to front aspect, picture rails, carpet.

Bedroom 2

11'9" x 9'7"

Window to rear aspect, picture rails, carpet.

Bedroom 3

9'6" x 8'5"

Window to rear aspect, picture rails, carpet.

Bathroom

Window to front aspect. Retro turquoise suite comprising: panelled bath with hand held shower, push button WC, pedestal wash hand basin with tiled splash back. Heated towel rail, vinyl flooring.

EXTERNAL

Front Garden/Driveway

Low level wall, concrete driveway with parking for up to 3/4 cars. External light, double side gated access.

Back Garden

South facing garden. Fence perimeter. External tap, double side gate access. Entertaining patio and lawn with established fruit trees and plants.

4.3m x 2.26m (13'3" x 7' 5") Wooden garden shed fitted with light and power.

Additional Property Information

Freehold

EPC: E

Council tax: E

Mains utilities

Traditional brick and block construction.



Local Area

Hitchin is a beautiful historic market town based in North Hertfordshire and according to The Times' Best Places To Live it was voted as the 9th best place to live in the UK in 2013. It has outstanding primary schools and secondary schools.

Shopping: Unlike many other towns, Hitchin has a rich diversity of independent businesses. The town is still able to boast independent food retailers, a wealth of hair and beauty salons and an even greater range of coffee shops and restaurants.

The market itself remains an important part of the town trading four days a week: Tuesday and Saturday, general market, Friday bric-a-brac and collectables and Sunday, car boot.

Outdoor Space: Small and large green spaces throughout Hitchin provide a wide variety of open spaces, including Bancroft Gardens, Windmill Hill with panoramic views over the town centre. The Hitchin Priory, a beautiful 14th Century building set in 19 acres of picturesque gardens. There is also Hitchin Swimming Centre which offers 2

indoor pools, an Outdoor Pool with Art Deco lido and fitness centre with gym and 3 fitness studios.

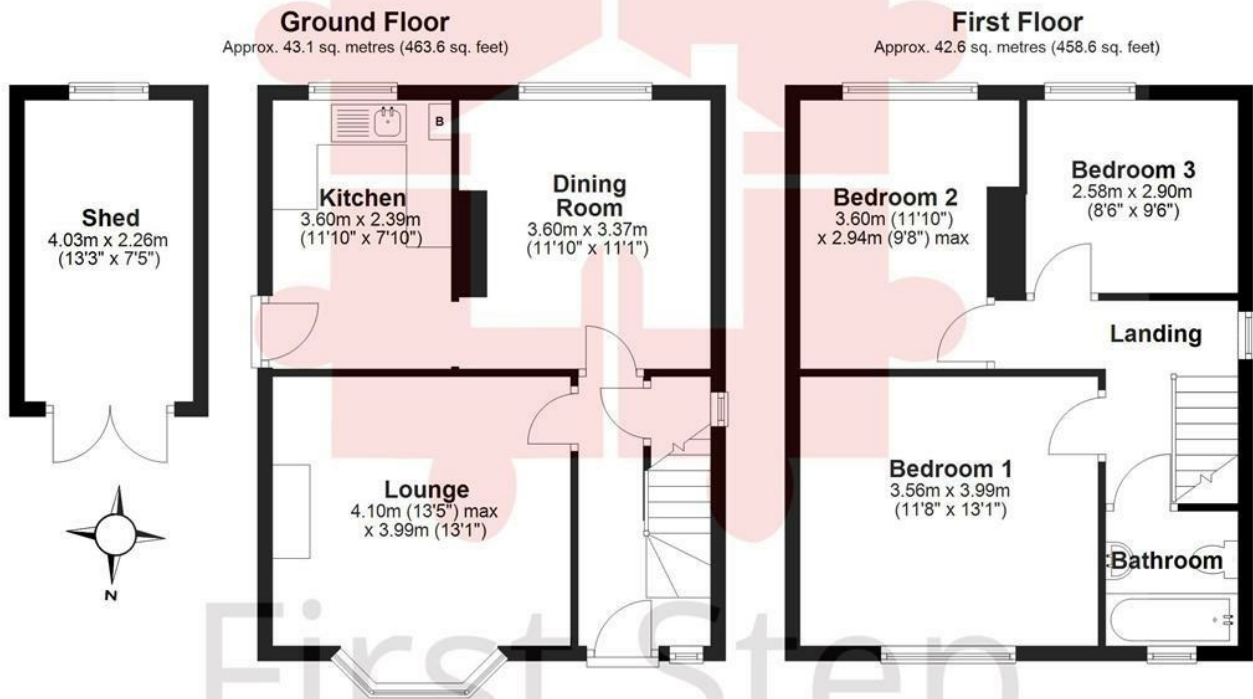
Agents notes

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





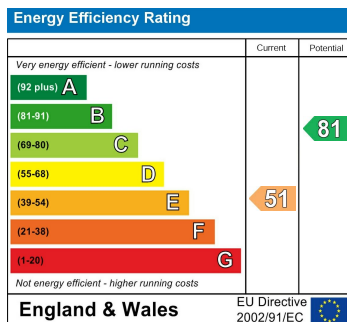


Total area: approx. 85.7 sq. metres (922.3 sq. feet)

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step