



# 30 Old Park Road

Hitchin, Hertfordshire, SG5 2JT

Gavin Mills





# 30 Old Park Road

Guide Price £375,000

A two-bedroom, mid-terrace Victorian home, conveniently located in the heart of Hitchin.

Situated on Old Park Road, this period home is perfectly positioned within walking distance of a wide range of amenities in the Town Centre, as well as access to green open space, with Butts Close and Oughtonhead Nature Reserve nearby. The property is just 1.1 miles from the mainline train station and has Waitrose on the doorstep.

The front door opens into the sitting room, which has a window to the front aspect and the staircase rising to the first floor.

The kitchen/breakfast room has a range of fitted wall and base level units with worktops over, an inset sink and tiled splashbacks. There is an integrated oven and hob, along with space for a fridge/freezer and a washing machine. The kitchen door opens out to the rear garden patio.

On the first floor, the main bedroom has a variety of fitted wardrobes and storage space. There is a second bedroom along with a family bathroom.

To the rear of the property is a mature, west-facing garden which is laid to lawn and paved patio seating areas, with flower and shrub beds and borders.

There is gated access through the rear gardens, across the terrace.

Permit parking is available in West Hill and surrounding areas.





Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area  
 Ground Floor = 23.4 sq m / 252 sq ft  
 First Floor = 23.2 sq m / 250 sq ft  
 Total = 46.6 sq m / 502 sq ft

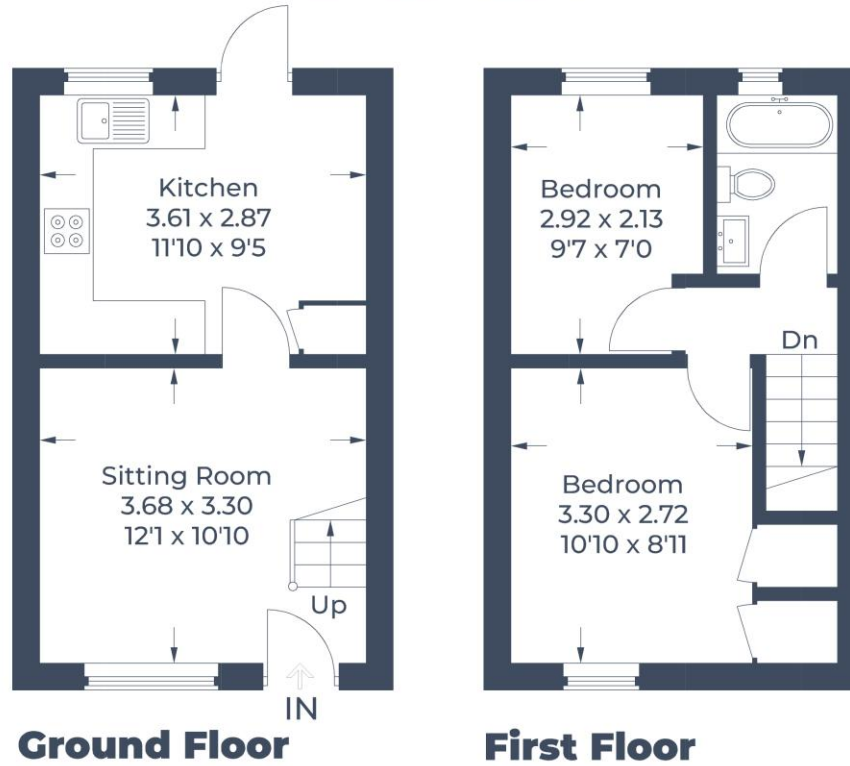


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.