FREEHOLD







House - Semi-Detached (EPC Rating: D)

5 TRISTRAM ROAD, HITCHIN, HERTS, SG4 0BH

Offers Over

£450,000

First Step

3 1 1 D

3 Bedroom House - Semi-Detached located in Hitchin

CHAIN FREE... 3 Bedroom SEMI-DETACHED HOUSE... Lounge with BAY WINDOW... Driveway parking for 3 CARS... LARGE PRIVATE REAR GARDEN... within WALKING DISTANCE TO TRAIN STATION... Replacement windows and doors....

INTERNAL

Ground Floor

Entrance Hallway
Window and door to side aspect. Carpet. Stairs leading to first floor. Doors leading to:

Lounge
16'6" x 14'2" into bay
Bay window to front aspect. Chinney breast with low level recess. Laminate flooring.

Kitchen/Breakfast Room
19'7" x 8'5"
Door and window to rear aspect. A range of white wall and base units with laminate work surface. Space for fridge/freezer, washing machine and dishwasher. One and half bowl stainless steel sink with mixer tap, electric 4 ring hob, oven, extractor fan. Ceramic tiled flooring.

First Floor

Landing
Window to side aspect. Laminate flooring. Doors leading to

Bedroom 1
11'10" x 11'5"
Window to front aspect. Laminate flooring. Radiator.

Bedroom 2
8'9" x 8'5"
Window to rear aspect. Laminate flooring.

Bedroom 3
9'4" x 7'10"
Window to front aspect. Laminate flooring.

Family Bathroom
Frosted window to rear. White suite comprising: Panelled bath with wall mounted shower, wall mounted wash hand basin, push button wc. Chrome heated towel rail, ceramic tiled flooring.

EXTERNAL

Front Garden
Hedge to border with lawn area, paved pathway leading to front door, external light.

Rear Garden & Brick Outbuilding
Private rear garden with fence perimeter. Mainly laid to lawn with small decorative wall and steps down to entertaining patio. Brick built store room (2.44m x 1.52m - 8' x 4'). Side gated access leading to driveway.

Driveway Parking
Low level wall and gated access to block paved driveway with parking for 2/3 vehicles. Side gated access to rear garden.

ADDITIONAL PROPERTY INFORMATION
Freehold
Council Tax: Band C
EPC: Rating D

Traditional brick and block
Mains utilties

Local Area
Hitchin is a beautiful historic market town based in North Hertfordshire, 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.

This property is within a 15 minute walk of the train station, where there are fast trains into London Kings Cross & St Pancras circa 35 mins.

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.





Agent Notes

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.

Tristram Road, Hitchin, SG4

Approximate Area = 832 sq ft / 77.3 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 872 sq ft / 81 sq m
For identification only - Not to scale



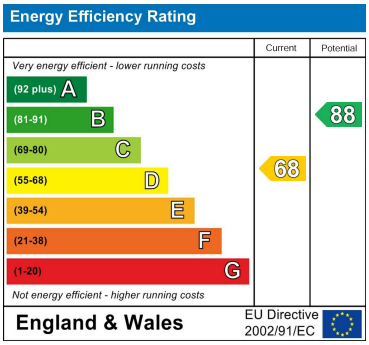
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gavin Mills Powered by EXP. REF: 962615

Council Tax Band

C

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