



Connells

Horseshoe Cottages Park Street
Hitchin



Property Description

Situated in the heart of the highly sought after market town of Hitchin, this well presented two bedroom end of terrace home offers an excellent opportunity for first-time buyers or those looking to downsize. It is offered to the market chain free.

The accommodation begins with a welcoming entrance porch leading through to a convenient downstairs WC. The ground floor boasts a semi open plan kitchen and living area.

To the first floor, there are two well proportioned bedrooms along with a contemporary family bathroom.

Externally, the property further benefits from a garage en bloc, providing valuable storage or parking, as well as access to a shared courtyard area, offering additional outdoor space to enjoy.

With its central location, practical layout and added conveniences, this property presents a fantastic opportunity to enjoy town centre living with everything Hitchin has to offer right on your doorstep.

Ground Floor

Entrance Lobby

Radiator.

Entrance Hall

Door to front, stairs leading to first floor and radiator.

Cloakroom

Wash hand basin, WC, extractor fan and radiator.

Lounge

Double glazed sash window to front aspect, TV and telephone points and two radiators.

Kitchen

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

First Floor

Landing

Double glazed Velux window, cupboard housing boiler, loft access and radiator.

Bedroom One

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

Bedroom Two

Double glazed sash window to front aspect, TV point and radiator.

Bathroom

Double glazed Velux window, wash hand basin, bath with shower over, WC, extractor fan, shaver point and radiator.

Outside

Garage

Garage en bloc with up and over door. Parking in front.

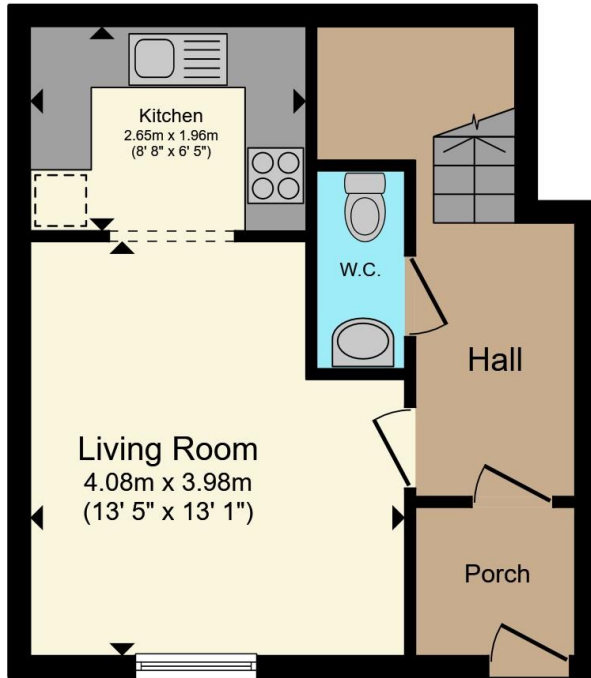
Shared Garden

Small shared courtyard garden area.

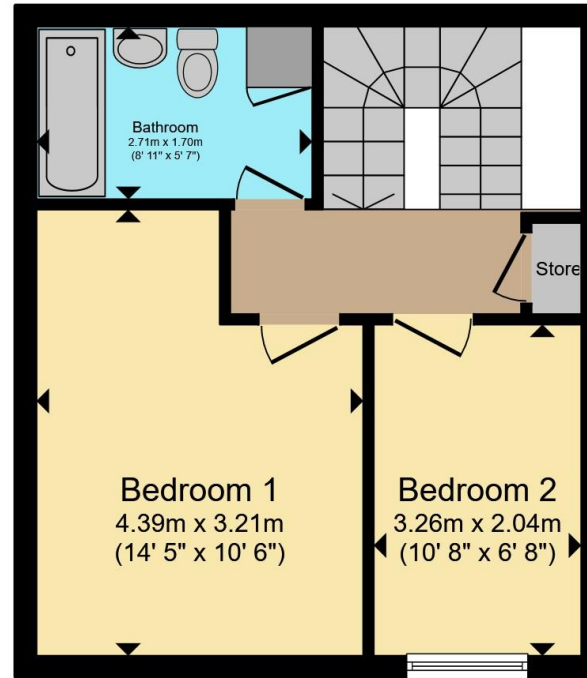








Ground Floor



First Floor

Total floor area 65.1 m² (701 sq.ft.) approx

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.propertybox.io



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308607



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308607 - 0004