FREEHOLD







House - Semi-Detached (EPC Rating: C)

249 CAMBRIDGE ROAD, HITCHIN, HERTS, SG4 0JS

Price Guide

£645,000

First Step

3 1 2 C

3 Bedroom House - Semi-Detached located in Hitchin

108 FT/33M long garden... PRIME PLOT WITH POTENTIAL TO EXTEND**... 3 DOUBLE bedrooms... separate LOUNGE & GARDEN ROOM... GARAGE & driveway PARKING FOR 3 cars... Within WALKING DISTANCE TO TRAIN STATION... Large wooden shed & SUMMER HOUSE...

INTERNAL

Ground Floor

Entrance Hallway
Door and window to front aspect. Laminate flooring. Staircase to first floor. Doors leading to:

Lounge
17'9" x 11'2"
Window to front aspect. Open hatch to Kitchen. Chimney breast with open recess housing log burner. Carpet. Sliding patio doors leading to Garden Room.

Garden Room
14'8" x 12'2"
Dual aspect, window to side aspect and patio doors to rear aspect. Solid wood flooring.

Kitchen/Breakfast Room
12'5" x 12'2"
Window to rear aspect. A range of wooden wall and base units with solid wood work surface and tiled splash back. Space for freestanding dishwasher, cooker and fridge freezer. Wall mounted boiler, one and a half bowl sink, continuation of laminate flooring. Under stairs cupboard housing the consumer unit. Open hatch to Lounge. Door leading to:

Lean-to
23'9" x 11'6"
Window to rear aspect. Personnel door into garage. Door to back garden. Door leading to:

Cloakroom
High level flush WC, painted brick walls

First Floor

Landing
Window to side aspect. Full height cupboard housing the water tank fitted with shelf. High level cupboard. Loft hatch. Carpet. Doors leading to:

Bedroom 1
11'2" x 9'11"
Window to front aspect. Carpet.

Bedroom 2
12'5" x 8'9"
Window to rear aspect. Carpet.

Bedroom 3
11'2" x 7'6"
Window to rear aspect. Laminate flooring.

Bathroom
Window to front aspect. White suite comprising: Fully tiled paneled bath, push button WC, pedestal wash hand basin, fully tiled shower cubicle with glass door. Heated towel rail, vinyl flooring.

EXTERNAL

Front Garden
Low level wall to side perimeter. Small garden area with lawn and established shrubs, paved pathway to front door. External light and storm porch.

Rear Garden & Summer House
Approximatey 108 feet/33m long garden with fence perimeter. External light and tap. Entertaining patio with path leading to lawn with established plants and shrubs. Large wooden garden shed, garden shed, metal storage container.

Wooden summer house with covered entertaining veranda seating area plus lockable door to storage area.

Garage/Driveway
14'9" x 8'0"
Single garage fitted with electric door, light, power and eave storage with personnel door into lean-to. Driveway parking for 3 cars.

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

Prime plot with extension potential subject to relevant planning permission
Mains utilities
Traditional brick and block construction

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.

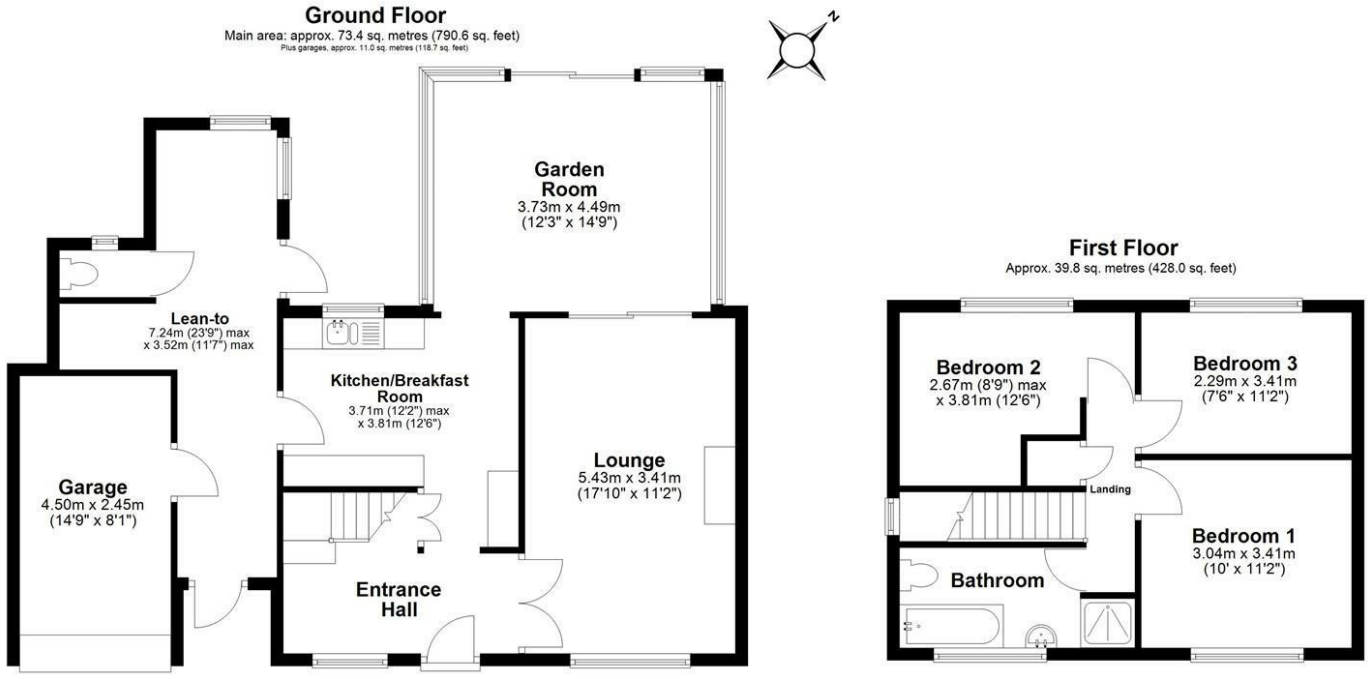
Agents Note

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.

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







Main area: Approx. 113.2 sq. metres (1218.6 sq. feet)

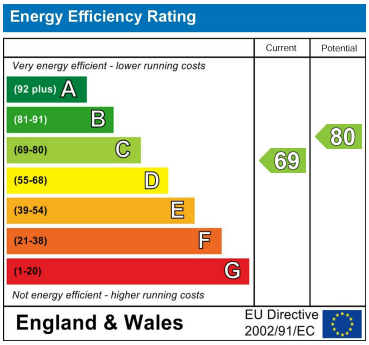
Plus garages, approx. 11.0 sq. metres (118.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



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First Step