GREENDOOR

PROPERTY

# 10 Burns Close

## , Hitchin, SG4 0RB

A well presented two bedroom terraced house is available for sale in the sought after Poets estate in Hitchin, which is close to the train station and walking distance to the town centre.

This delightful mid-terrace house offers a perfect blend of comfort and convenience. The property spans an inviting 717 square feet, providing ample space for modern living.

The property comprises of two well-proportioned reception rooms that are bathed in natural light, creating a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The house features two comfortable bedrooms, ideal for restful nights, and a well-appointed bathroom that caters to your daily needs.

One of the standout features of this property is the sunny disposition it enjoys, making it a delightful retreat throughout the year. Additionally, the house benefits from parking for two vehicles, a valuable asset in this sought-after location.

Conveniently situated close to the train station, this home offers excellent transport links, making it an ideal choice for commuters or those who enjoy easy access to nearby towns and cities.

**£415,000**

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- Chain Free
- Conservatory
- Close to train station
- Two parking space
- Two double bedrooms
- Gas central heating

**Kitchen**

10'11" x 5'10" (3.35 x 1.78)

**Lounge**

13'6" x 11'8" (4.14 x 3.58)

**Conservatory**

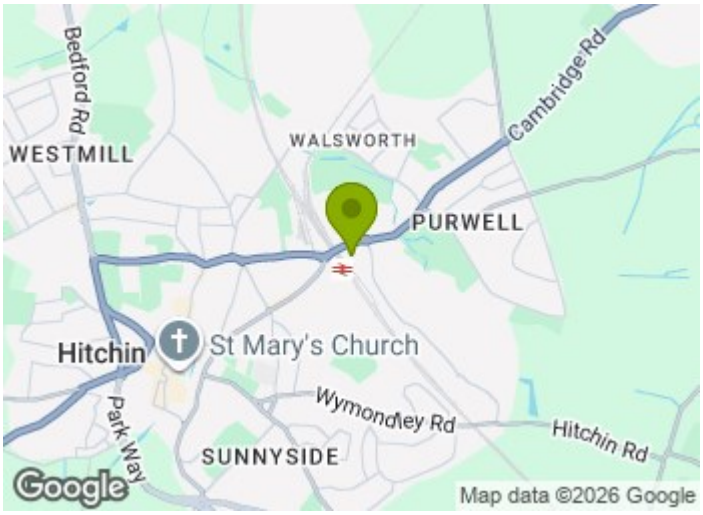
11'0" x 11'8" (3.36 x 3.58)

**Bedroom 1**

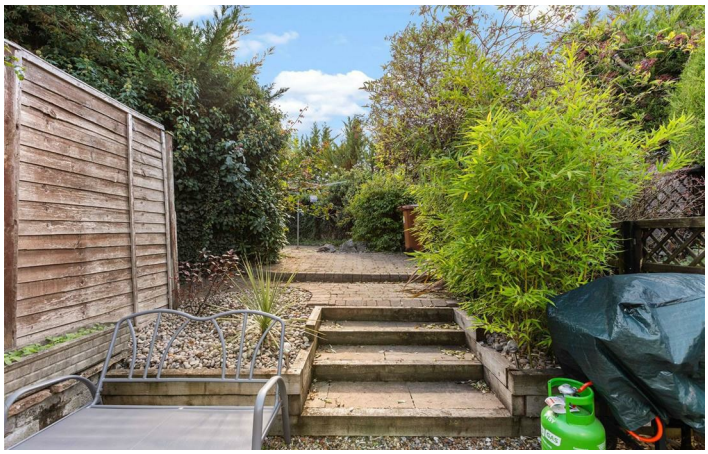
8'11" x 11'8" (2.72 x 3.58)

**Bedroom 2**

9'0" x 8'6" (2.76 x 2.6)




**Directions**

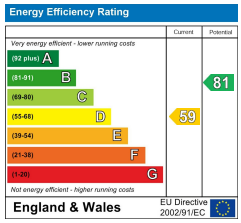


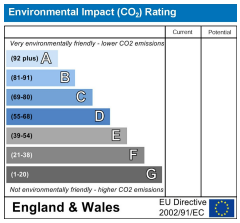
## Floor Plan

Total area: approx. 66.7 sq. metres (717.4 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.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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