

Connells

Wellingham Avenue
Hitchin

Wellingham Avenue
Hitchin SG5 2UN

for sale offers over
£500,000







Property Description

Situated in the highly sought-after market town of Hitchin, this three bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family property in a prime location.

The accommodation comprises a welcoming entrance hall leading into a generously proportioned lounge diner offering excellent space, a separate kitchen providing ample scope for redesign and modernisation, while the conservatory to the rear enjoys pleasant views over the garden.

To the first floor, the property features three well proportioned bedrooms and a family bathroom, all offering fantastic potential for updating to suit individual tastes and requirements.

Externally, the home benefits from a delightful south-facing rear garden, ideal for enjoying sunny afternoons and outdoor gatherings. To the front, there is a driveway providing off-road parking for two vehicles along with a garage.

Although in need of modernisation throughout, this property represents a superb opportunity to add value and personalise a home in one of Hitchin's most desirable areas. Viewing is highly recommended.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Porch
Double glazed door to front, small entrance porch with vinyl flooring.

Entrance Hall
Stairs leading to first floor, smoke alarm and radiator.

Lounge
Double glazed window to front aspect, exposed brick fireplace with electric fire and two radiators.

Kitchen
Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback, electric oven, gas hob, one and a half bowl sink and drainer and vinyl flooring.

Conservatory
Double glazed window to rear aspect, double glazed sliding doors to side.

First Floor

Landing
Double glazed window to side aspect and loft access.

Bedroom One
Double glazed window to front aspect, built-in wardrobe and radiator.

Bedroom Two
Double glazed window to rear aspect, storage cupboard to side housing boiler and radiator.

Bedroom Three
Double glazed window to front aspect, overstairs storage cupboard and radiator.

Bathroom
Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, walk-in shower, WC, vinyl flooring and radiator.

Outside

Front Garden
Partly laid to lawn, driveway with space for up to two cars and garage.

Rear Garden
South-facing rear garden laid to lawn with shrubs, patio area, shed and path leading to the bottom.

Garage
Single garage with power and lighting.







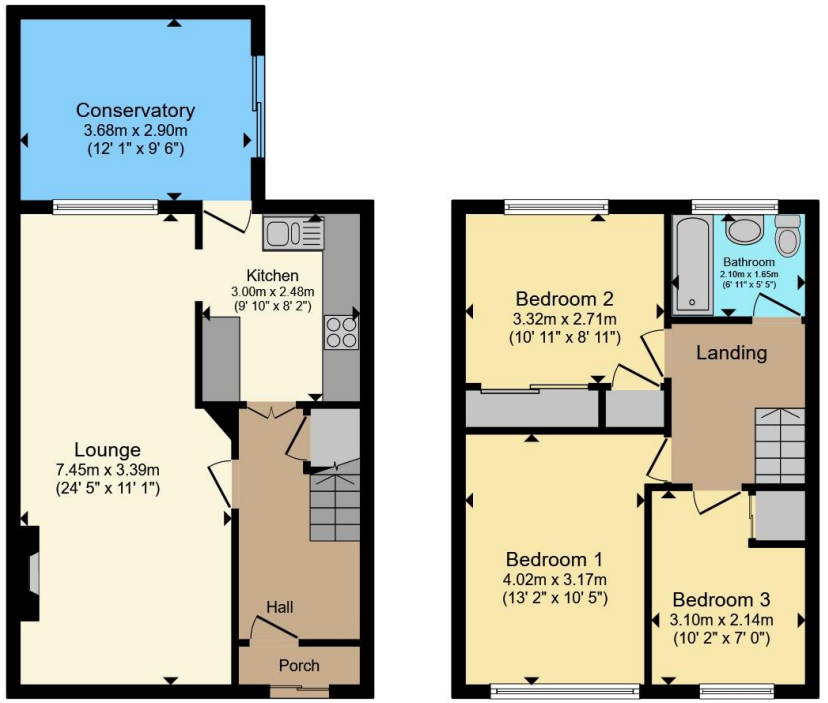












Total floor area 92.7 m² (998 sq.ft.) approx

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

Connells

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: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308506

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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.

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