

FREEHOLD



House - End Terrace (EPC Rating: B)

**19 PLATINUM COURT, 10 THE MEAD,
HITCHIN, HERTS, SG5 1EY**

Offers Over

£475,000



First Step



3



2



1



B

3 Bedroom House - End Terrace located in Hitchin

3 DOUBLE bedrooms... 2 ALLOCATED parking spaces, plus EV CHARGER... Bathroom & EN-SUITE... Enclosed GARDEN... UNDER 1 MILE WALK to town centre & train station... 7 year WARRANTY...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Luxury vinyl flooring. Staircase to first floor. Doors leading to:

Open Plan Living/Kitchen/Dining

30'1" x 15'8"

Dual aspect windows to side and rear aspect, sliding patio doors to rear aspect. Under stairs storage cupboard. Continuation of luxury vinyl flooring. Opening to:

Kitchen

Window to front aspect. A range of light grey wall and base units with quartz work surface and up stand. Integrated fridge/freezer, dishwasher, washing machine, single oven, 4 ring electric hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink with inset drainer grooves, continuation of luxury vinyl flooring.

Cloakroom

White suite comprising: concealed push button wc, pedestal wash hand basin with tiled splash back. Wall mounted consumer unit. Continuation of luxury vinyl flooring

First Floor

Landing

Full height storage cupboard. Loft hatch: Fitted with light. Carpet. Doors leading to:

Bedroom 1

14'2" x 8'3"

Window to rear aspect. 2 door built-in wardrobe with mirrored sliding doors fitted with shelf and rail. Carpet. Door leading to:

En-Suite

Window to side aspect. White suite comprising: concealed push button wc, vanity wash hand basin with tiled splash back, large fully tiled shower with glass door. Heated towel rail, shaver point, ceramic tiled flooring.

Bedroom 2

10'11" x 8'3"

Window to front aspect. Carpet.

Bedroom 3

13'3" x 7'1"

Window to rear aspect. Carpet.

Bathroom

Window to front aspect. White suite comprising: half tiled panelled bath with hand held shower, concealed push button wc, vanity wash hand basin with tiled splash back. Heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front/Parking

Small garden area with established shrubs. Paved pathway to front door. External light. Side gated access. EV charger. 2 allocated parking spaces

Rear Garden

Retaining wall and fence perimeter. Entertaining patio area leading to lawn. External light, tap, side gated access.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating B

Council: Band C

Mains utilities

Traditional brick and block construction

Local Area

Hitchin is a beautiful historic market town based in North Hertfordshire and according to The Times' Best Places To Live it was voted as the 9th best place to live in the UK in 2013. 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.

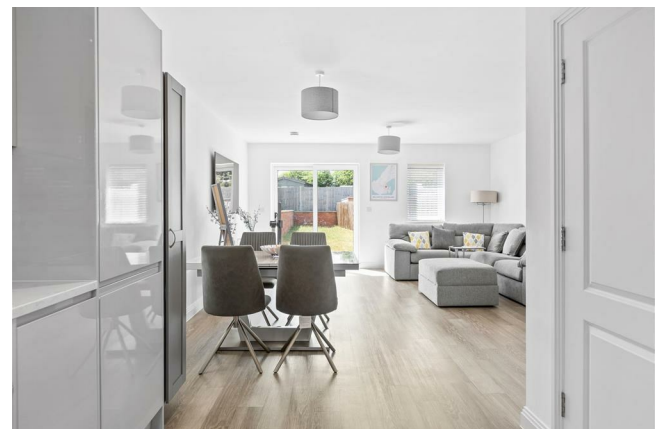
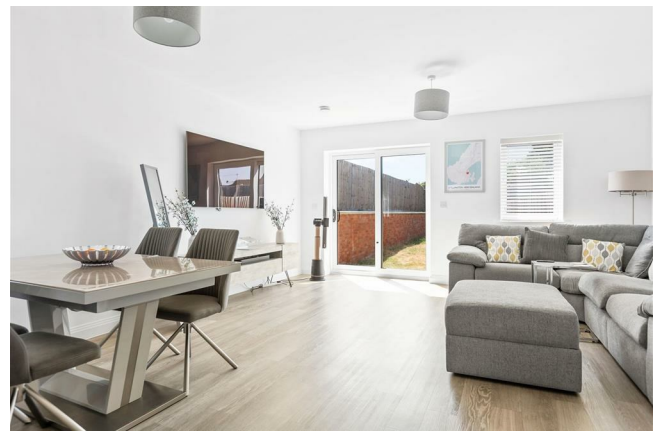
The market itself remains an important part of the town trading four days a week: Tuesday and Saturday, general market, Friday bric-a-brac and collectables and Sunday, car boot.

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

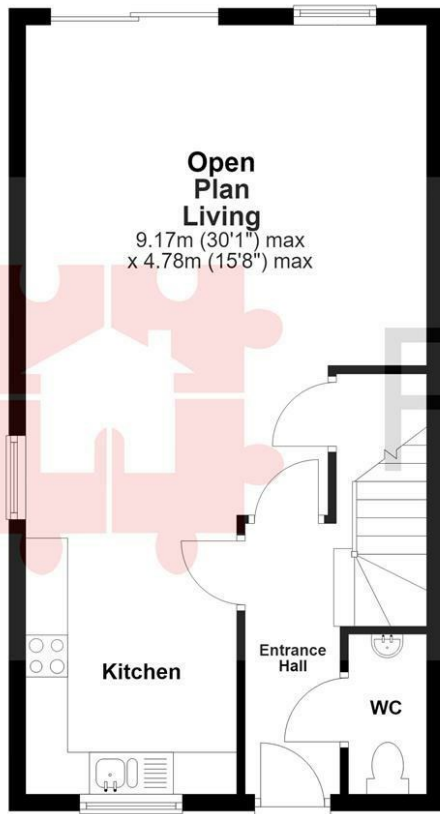
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



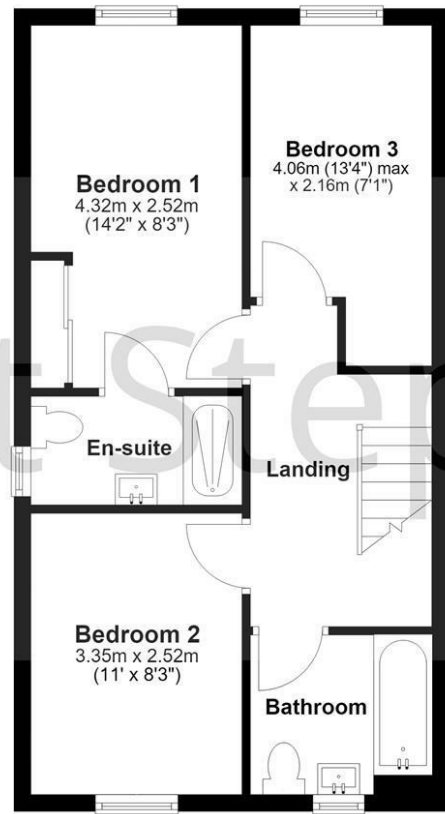
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



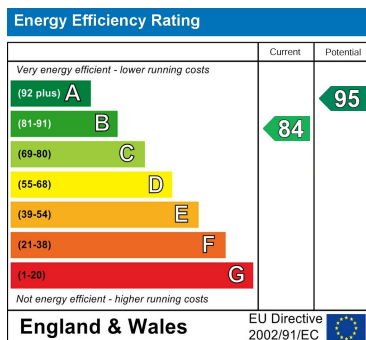
Total area: approx. 87.7 sq. metres (943.8 sq. feet)

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

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