



Connells

Kings Hedges  
Hitchin



## Property Description

This three bedroom terraced home is offered to the market chain-free and offers a fantastic opportunity to improve/extend STPP. This home briefly comprises entrance hall, cloakroom, lounge, kitchen, three double bedrooms and a family bathroom. The property has front and rear gardens as well as ample on-street parking. We highly recommend a viewing so that the space can be appreciated.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you

need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Hall

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

### Cloakroom

Double glazed window to front aspect, wash hand basin, tiled splashback and WC.

### Lounge

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

## Kitchen

Double glazed window to rear aspect, a range of wall and base units, work surfaces, stainless steel sink and drainer, space for appliances such as cooker, fridge and washing machine, understairs storage cupboard, built-in storage, tiled flooring and radiator. Double glazed door to rear.

## First Floor

## Landing

Loft access.

## Bedroom One

Double glazed window to rear aspect and radiator.

## Bedroom Two

Double glazed window to front aspect, storage cupboard housing water tank) and radiator.

## Bedroom Three

Double glazed window to front aspect and storage cupboard.

## Bathroom

Double glazed window to rear aspect, wash hand basin, panelled bath with electric shower, WC and heated towel rail.

## Outside

## Rear Garden

Rear garden laid to lawn with brick-built storage.

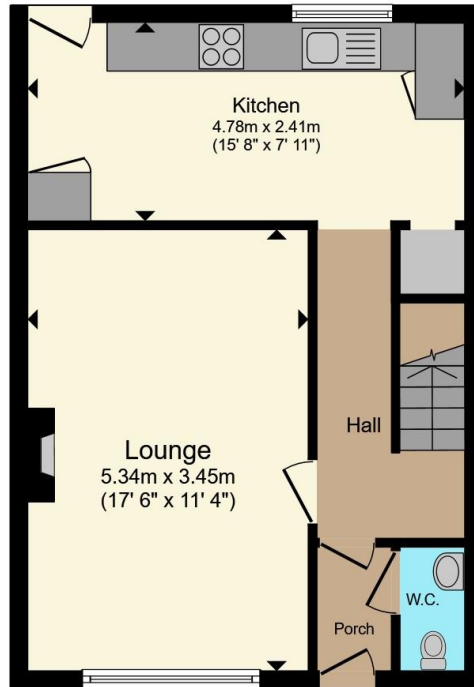
## Parking

Ample on-street parking.

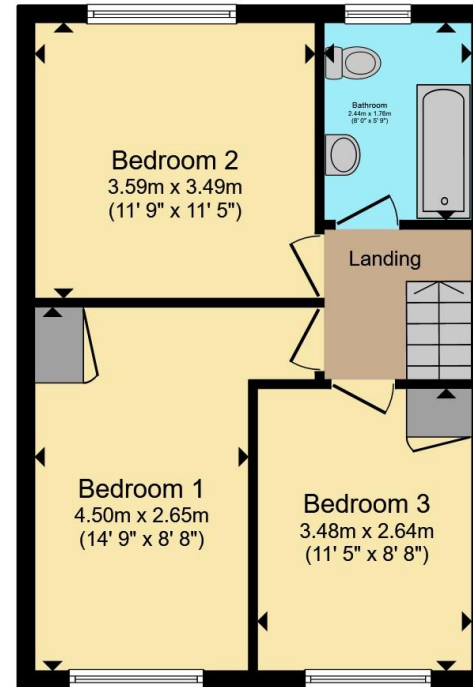








**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (923 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](http://www.propertybox.io)



To view this property please contact Connells on

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14 High Street  
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EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT308611](http://connells.co.uk/Property/HIT308611)**



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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