



237 BEDFORD ROAD
HITCHIN



237 Bedford Road

Hitchin

SG5 2UQ

Guide Price £275,000

With private westerly facing rear garden and garage en bloc directly to the rear this freehold 2 bedroom home should prove very exciting to many. Whilst requiring some general updating, this two double bedroom home with open plan ground floor should be a great alternative to leasehold flat ownership!

Located in a private cul de sac just off the Bedford road in a terrace of similar style homes, this property has the added benefit of being CHAIN FREE!



Viewing

By appointment with Norgans Estate Agents.



Summery

Located on Bedford Road in Hitchin, this two-bedroom, chain-free probate property offers a great opportunity for buyers seeking a home to modernise. The accommodation includes an open-plan kitchen and living area, a west-facing rear garden, and a convenient position opposite the well-regarded Priory secondary school and walking distance to the town centre, local amenities, and transport links.

ON THE GROUND FLOOR

Entrance Hall

uPVC front door with frosted glazing, timber wood panelling, stairs to first floor and door leading to:-

Kitchen/ Living Area

30'9" x 10'4" (9.38 x 3.16)

A spacious open-plan living and dining room with two radiators and uPVC sliding patio doors leading to the rear garden. The kitchen features numerous fitted units, partly tiled walls, and a window to the front. There is chequered vinyl flooring, space for freestanding appliances, and a wall-mounted combi boiler (not tested).

ON THE FIRST FLOOR

Hallway

Doors to both Bedrooms and Bathroom. Built-in airing cupboard and Velux skylight window.

Bedroom One

10'7" x 10'4" (3.24 x 3.15)

Window to the rear and a vaulted ceiling.

Bedroom Two

10'9" x 10'4" (3.28 x 3.15)

Built-in wardrobes, window to the front, and vaulted ceiling.

Bathroom

7'5" x 4'8" (2.26m x 1.42m)

The bathroom comprises a panelled bath with an electric shower over (NOT TESTED), low-level WC, wash hand basin, partly ceramic tiled walls, and a Velux skylight window.

Garage

17'3" x 11'3" (5.27 x 3.45)

With up and over vehicular entry door. Power. Door to rear accessing gardens.

Front Garden

Mainly laid to shingle with various flower and shrub borders. Pathway providing access to the front door.

Rear Garden

To the immediate rear of the property is a concrete patio area. The remaining garden is laid to lawn with flower and shrub borders. Concrete pathway providing access to the Garage

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band C This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

GDPR

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FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

TENURE - FREEHOLD

We are advised that this property is Freehold.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

Garage

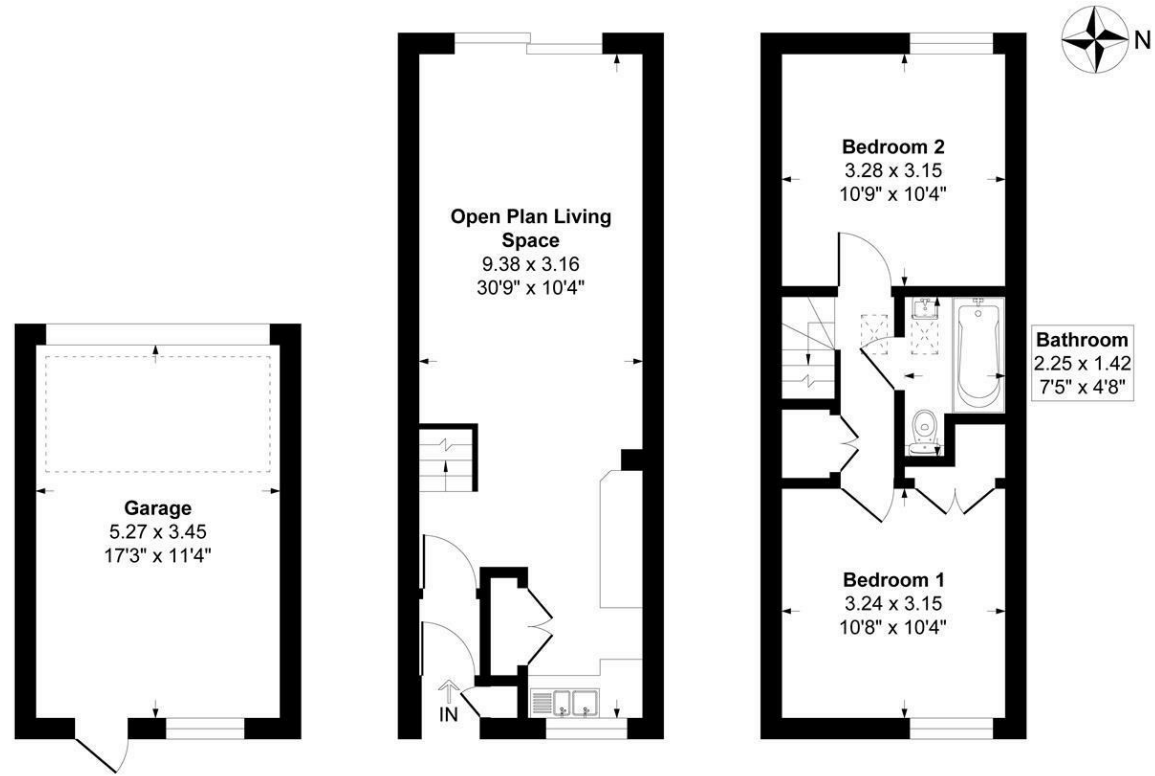
Approx. 18.1 sq. metres (195.6 sq. feet)

Ground Floor

Approx. 29.0 sq. metres (312.5 sq. feet)

First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 76.8 sq. metres (827.2 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.