



**Connells**

Bowmans Avenue  
Hitchin



### Property Description

A large two bedroom maisonette with the added benefit of its own private garden and a garage. While the property would benefit from internal updating it is being sold chain free and with a brand new lease of over 140 years.

This excellent property is situated quietly in the highly sought after SG4 9 postcode area of Hitchin and would suit a first-time buyer or investor perfectly.

### Entrance Porch

Double glazed door to front and stairs leading to first floor.

### Entrance Hall

Double glazed window to side aspect, loft access and radiator.

### Lounge

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

### Kitchen

Fully fitted kitchen with double glazed window to rear aspect, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, gas hob with cooker hood over, boiler, space for fridge/freezer and plumbing for washing machine.

## Bedroom One

Double glazed window to front aspect, built-in cupboard and radiator.

## Bedroom Two

Double glazed window to rear aspect and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin, bath with shower over, WC, partly tiled and heated towel rail.

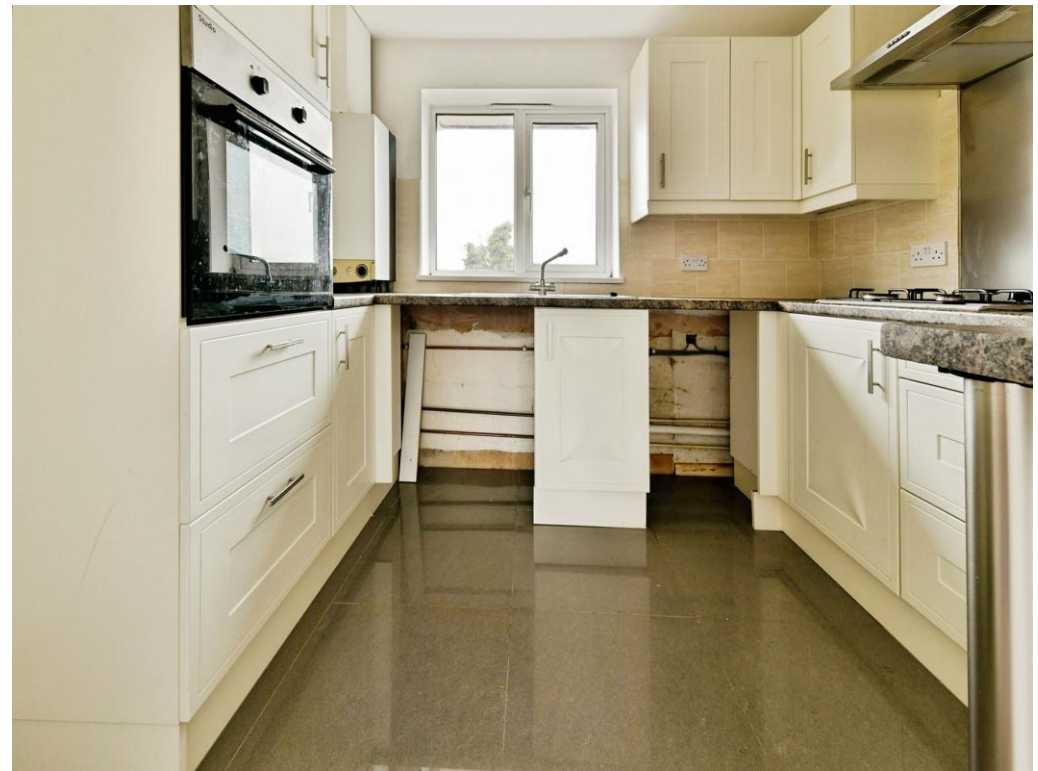
## Outside

### Rear Garden

Fully enclosed rear garden laid to lawn with paved area.

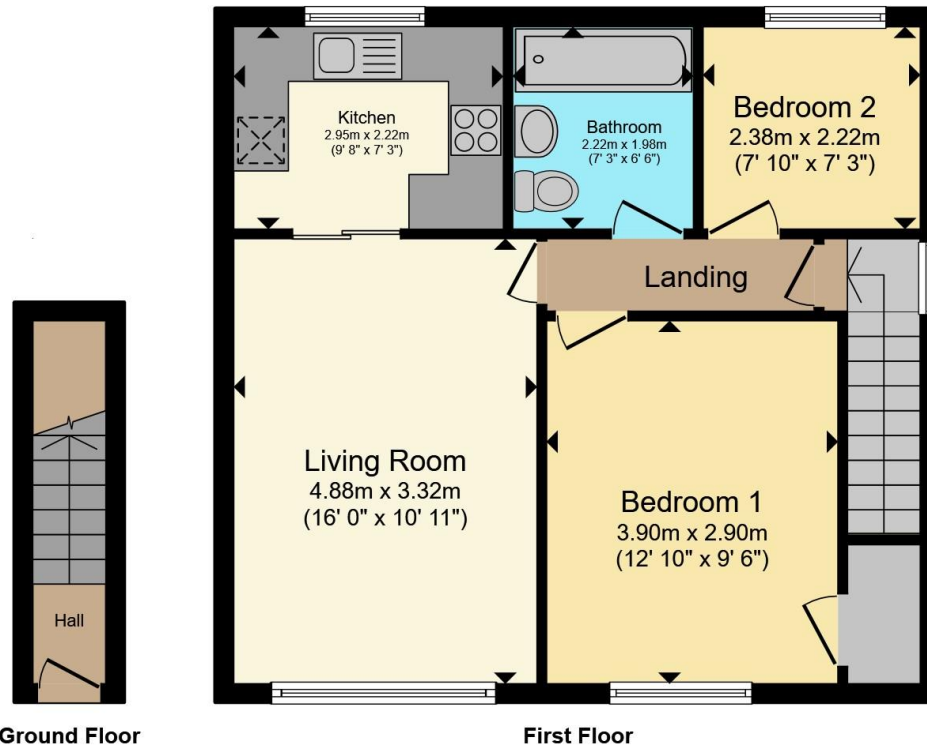
## Garage En Bloc

Single garage en bloc with up and over door.









Total floor area 73.5 m<sup>2</sup> (791 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



To view this property please contact Connells on

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14 High Street  
HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308187](https://www.connells.co.uk/Property/HIT308187)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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