



Connells

Lower Innings
Hitchin

Lower Innings Hitchin SG5 2NA

for sale offers in excess of
£475,000



Property Description

This well presented chain-free three bedroom semi-detached home is situated in a peaceful cul-de-sac in Hitchin, just a short distance from the picturesque Oughtonhead Common.

The accommodation comprises a spacious lounge/diner with a conservatory overlooking the rear garden and a separate fitted kitchen. The first floor offers three well proportioned bedrooms and a family bathroom.

Externally, the home benefits from a driveway providing off-road parking for two to three vehicles, a garage, a front garden and a generous south-facing rear garden, perfect for enjoying the sun throughout the day.

This is an excellent opportunity to purchase a well maintained family home in a sought-after location, close to local amenities, highly regarded schools and Hitchin's town centre.

Ground Floor

Storm Porch

Small step leading to sheltered storm porch.

Entrance Hall

Door to front and stairs leading to first floor.

Lounge

Double glazed window to front aspect, feature fireplace and radiator. Semi-open plan with dining room.

Dining Room

Double glazed window to rear aspect (into conservatory) and radiator.

Kitchen

Double glazed windows to rear and side aspect and double glazed door to rear. Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, electric oven, hob with cooker hood over, space for washing machine and dishwasher. Tiled flooring.

Conservatory

Large conservatory with full power and door leading to rear garden.

First Floor

Bedroom One

Double glazed window to front aspect, large freestanding wardrobe and radiator.

Bedroom Two

Double glazed window to rear aspect, large freestanding wardrobes and radiator.

Bedroom Three

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

Bathroom

Double glazed window to rear aspect, wash hand basin, bath, WC, partly tiled.

Outside

Front Garden

Driveway with space for 2-3 cars and lawn.

Garage

Large, detached garage with up and over door, full power and shelving units for storage.

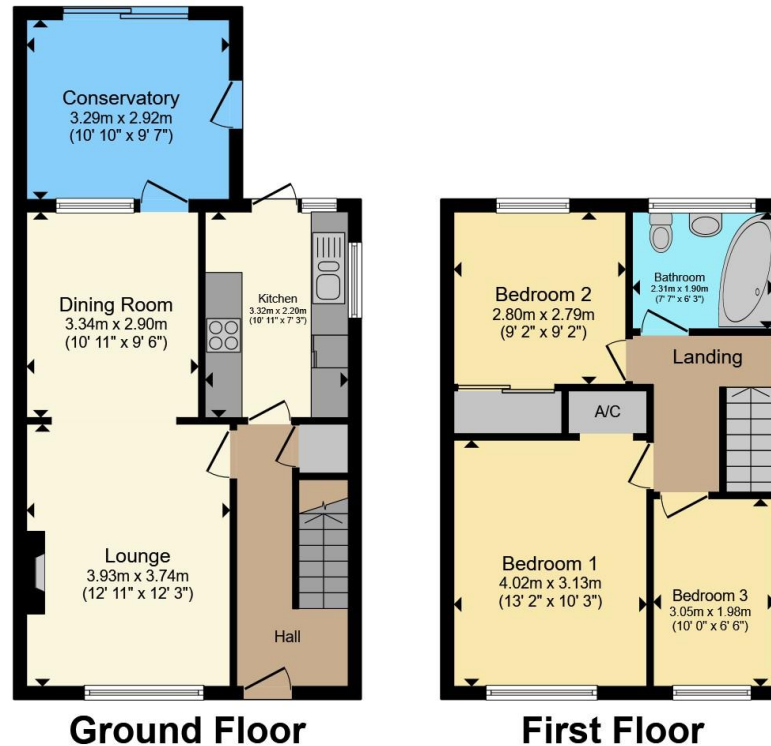
Rear Garden

A good size rear garden laid to lawn with patio area.









Total floor area 90.6 m² (975 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/HIT308660



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308660 - 0004