



Connells

Cadwell Court Cadwell Lane
Hitchin



Property Description

A well presented ground floor maisonette with the added benefit of a share of the freehold and a garage en bloc.

Internally the property offers open plan living space, one double bedroom and bathroom.

Located within a mile of Hitchin train station, this would suit a first-time buyer or investor. This property is also conveniently situated close to excellent local amenities.

Entrance Porch

Double glazed door to front aspect.

Inner Hall

Airing cupboard.

Open Plan Living Space

Lounge Area

Double glazed window to front aspect, storage radiator, telephone point, TV point and two large storage cupboards.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, one and a half bowl sink and drainer, work surfaces with splashback tiling, electric oven, electric hob with cooker hood over, space for fridge/freezer.

Bedroom

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, shower cubicle, WC and partly tiled. Utility area with plumbing for washing machine.

Outside

Communal Grounds

Well tended lawned communal gardens.

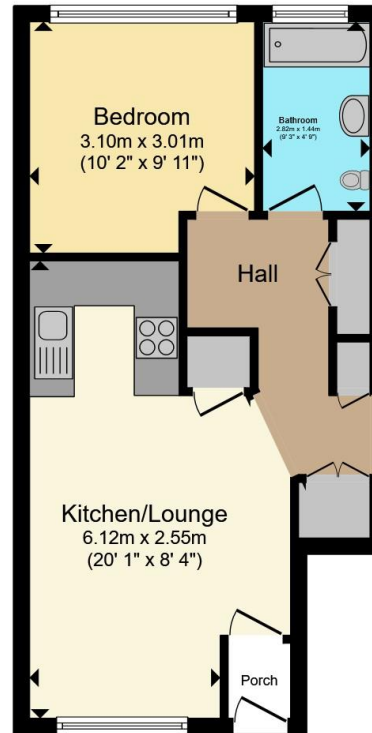
Garage En Bloc

Single garage en bloc.









Total floor area 38.8 m² (418 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

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: D Council Tax
 Band: B

Service Charge: 600.00 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308628

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1971. 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.

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: HIT308628 - 0003