House - Mid Terrace (EPC Rating: D)

3 LETTER BOX ROW, GOSMORE, HITCHIN, HERTS, SG4 7QE

Price Guide

£525,000

First Step

2 1 1 D

2 Bedroom House - Mid Terrace located in Hitchin

CHARMING COTTAGE with high specification upgrades... 2 DOUBLE bedrooms... JULIET BALCONY... Peaceful location on the OUTSKIRTS OF HITCHIN... Entertaining Kitchen/Lounge Diner plus separate SNUG...

INTERNAL

Ground Floor

Snug
11'3" x 9'6"
Door and window to front aspect. Chimney breast opening fitted with log burner & stone hearth with wooden mantel shelf. Bespoke fitted recess shelves and low level storage cupboards. Laminate flooring. Door leading to:

Kitchen
10'8" x 8'0"
Fitted with a range of sage green wall and base units with wooden work surface and up stand. Integrated dish washer, washer/dryer, fridge freezer, single oven, 4 ring induction hob and extractor hood. Single bowl inset sink and drainer grooves, under plinth lighting. Under stairs storage cupboard. Continuation of laminate flooring. Stairs leading to first floor. Opening leading to:

Lounge/Dining Room
12'11" x 11'0"
French doors to rear aspect. adj covered "Catio". Continuation of laminate flooring.

First Floor

Landing
Loft hatch. Full height cupboard housing the water tank fitted with shelves. Carpet. Doors leading to:

Bedroom 1
12'9" x 11'1"
Juliet balcony with french doors to rear aspect. Four door built in wardrobe fitted with sliding doors, rail and shelf. Carpet.

Bedroom 2
11'3" x .305'1"
Window to front aspect. Four door built in wardrobe fitted with shelf and rail, six inset shelves. Carpet.

Shower Room
White suite comprising: push button wc, vanity wash hand basin, fully tiled large shower with glass door. Heated towel rail. Vinyl flooring.

EXTERNAL

Front
Communal grass/garden area with picket fence border, established shrubs. Paved pathway to front door. External light. Rear gated access.

Rear Garden
Fence perimeter. Wall mounted electric awning with light and heater. Entertaining patio, currently used as a "Catio" with mesh and wood enclosure. Shallow step up leading to garden area laid with astro turf with established plants and shrub borders. External tap. Rear picket fence with gated access.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating D
Council Tax: Band C

Mains utilities
No Gas
Traditional brick and block construction

Fee for gardener for communal area: £180 per annum

Local Area

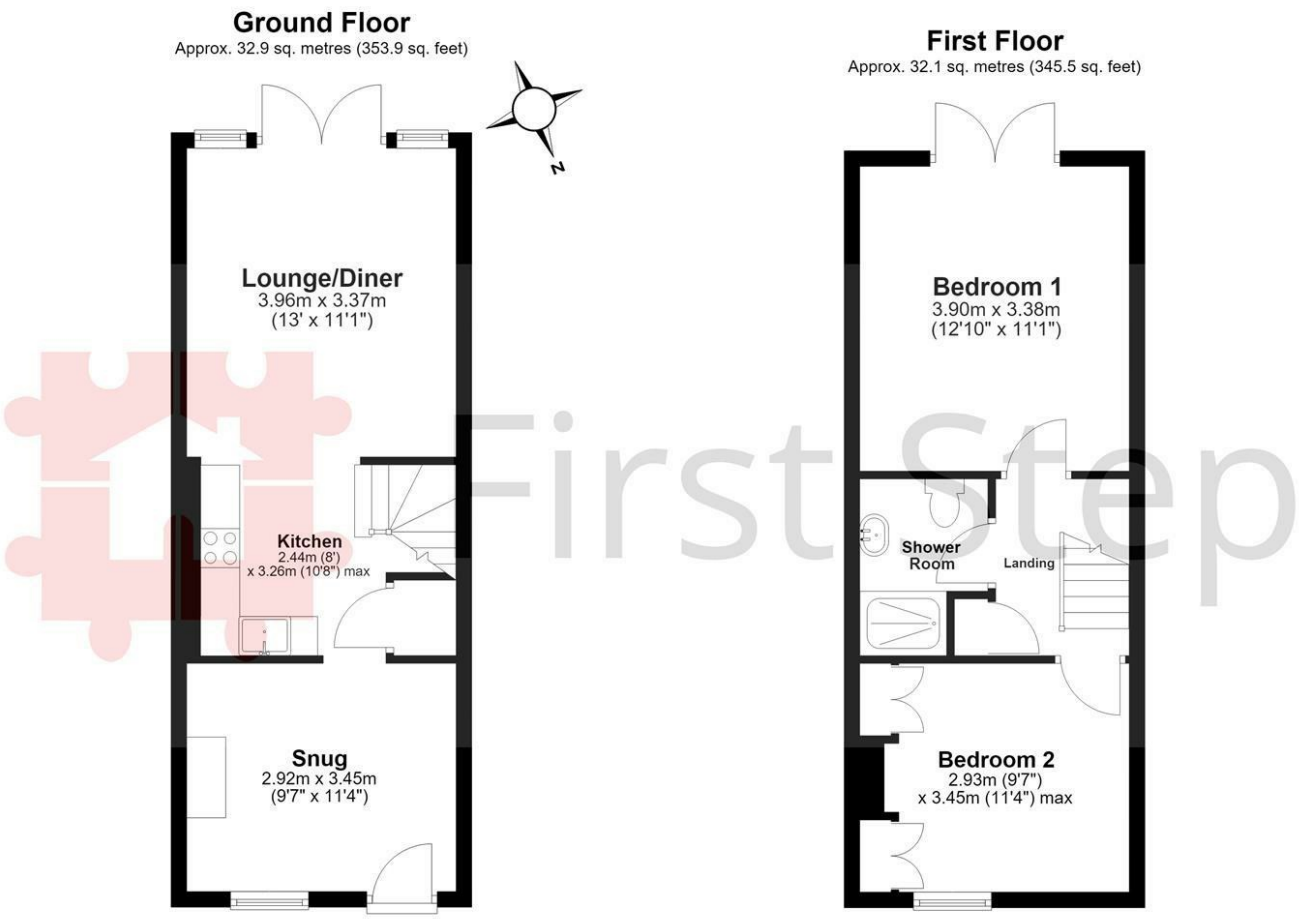
Gosmore is a peaceful hamlet in located about 2 miles south of Hitchin. It sits in the parish of St Ippolyts, featuring scenic countryside, local walking paths, and historic ties to John Bunyan. Gosmore has a popular pub/restaurant namely 'The Bird in Hand". Gosmore is easily accessible to shops and local amenities.

The nearest railway station is located in Hitchin with trains into London Kings Cross & St Pancras circa 32 mins, it also has easy access to the A1M/M1 and all north London Airports, especially Luton.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



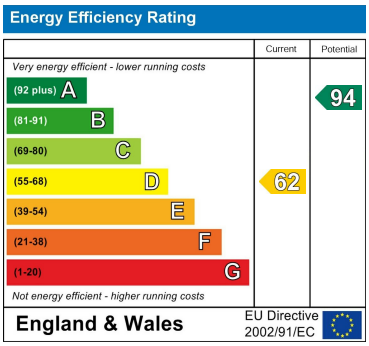
Total area: approx. 65.0 sq. metres (699.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

First Step