



**Connells**

Coleridge Close  
Hitchin



## Property Description

Situated in a highly sought after area of Hitchin, just a short distance from the mainline train station, this well presented two-bedroom terraced home offers comfortable living and excellent commuter links.

The property welcomes you via an entrance porch which leads through to a spacious and inviting lounge. To the rear of the property is a modern fitted kitchen, offering sufficient room for a small dining table making it a practical hub for everyday living. The first floor comprises two well-proportioned double bedrooms along with a contemporary family bathroom finished to a modern standard.

Externally, the property further benefits from a private rear garden and a garage providing useful storage or secure parking, with additional parking available directly in front.

This attractive home would make an ideal purchase for first-time buyers, downsizers or investors. An early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## Ground Floor

### Lounge

Double glazed window to front aspect, stairs leading to first floor, laminate flooring and radiator.

### Kitchen

Fully fitted kitchen with double glazed window and door to rear, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, space for fridge/freezer and tiled flooring.

## First Floor

### Bedroom One

Double glazed window to front aspect and radiator.

### Bedroom Two

Double glazed window to rear aspect and radiator.

### Bathroom

Wash hand basin with vanity, bath with shower over, enclosed WC, spotlights and heated towel rail.

## Outside

## Rear Garden

Rear garden laid to lawn with patio area.

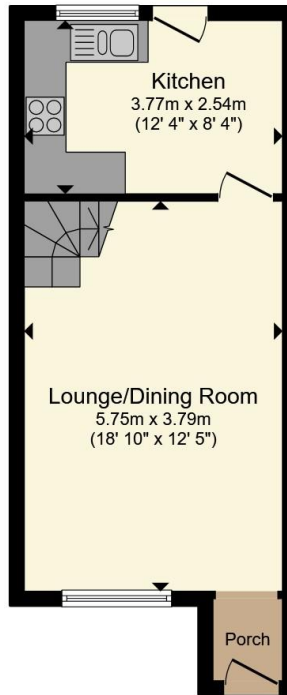
## Garage

Single garage en bloc with up and over door.

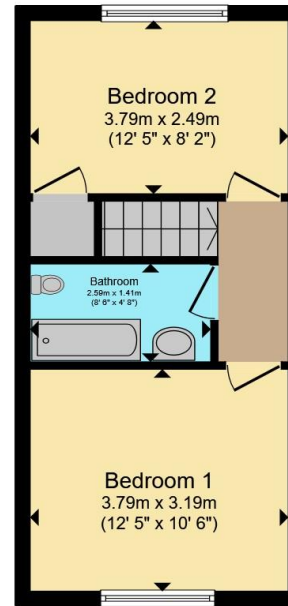








**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (666 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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