



### 3 Fells Close, Hitchin, SG5 1PQ

**£250,000**

Located in Hitchin, is this one bedroom, ground floor maisonette with allocated parking and a garden.

Step inside a welcoming entrance porch with space to hang coats and bags. The lounge is a bright room filled with natural light and offers space for a dining table. Continuing through to the kitchen, there is room for a fridge freezer, dishwasher and washing machine, along with access out to the garden.

Returning through the lounge, an inner hallway leads to the bedroom and bathroom. There is a large understairs cupboard, ideal for additional storage. The bedroom overlooks the garden and features mirrored fitted wardrobes. The modern three-piece bathroom includes a vanity sink and a walk-in shower.

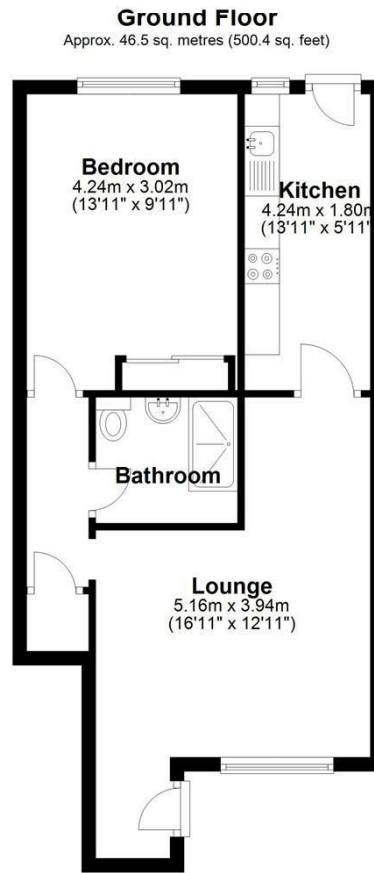
The garden is south-facing, with a sunny patio, neat lawn and shrub borders. A rear gate leads to the car park, where you will find your allocated parking space.

### Lease Information

Lease remaining - 87 Years

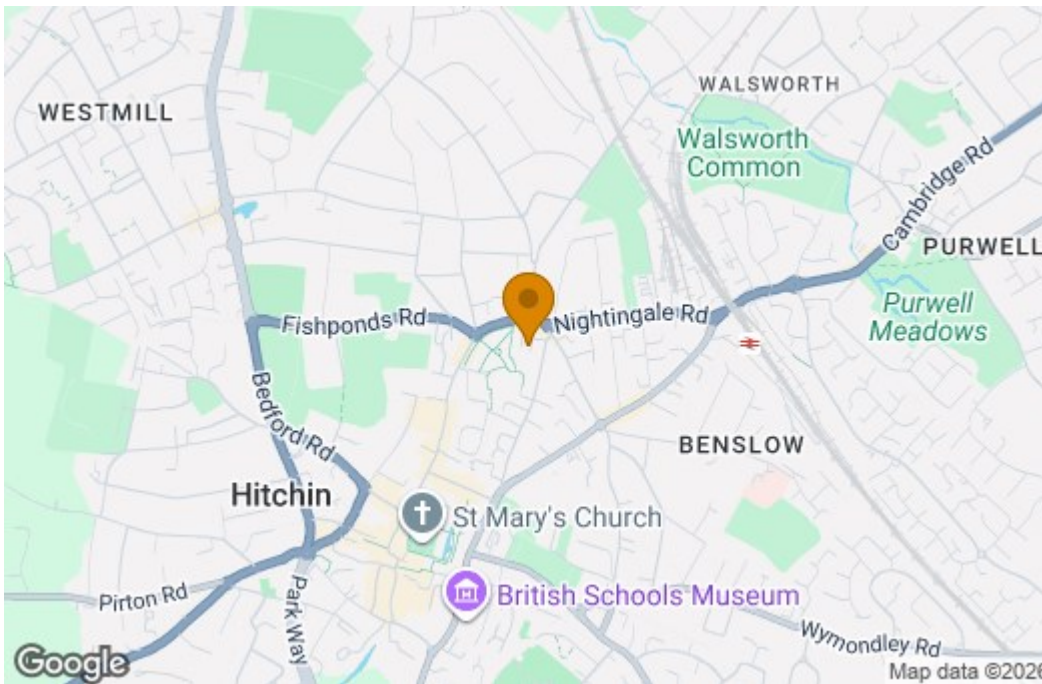
Ground Rent - £120 Per Annum

## Floor Plan

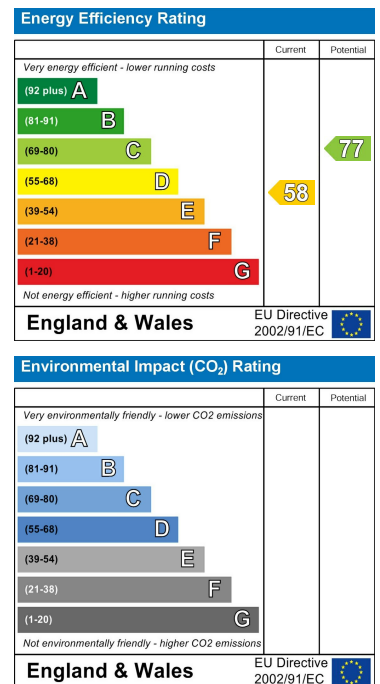


Total area: approx. 46.5 sq. metres (500.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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