



Kershaws Hill, Hitchin, SG4 9AQ



10 Kershaws Hill
Hitchin
SG4 9AQ

Guide Price £375,000

A 2 bedroom semi detached house which requires extensive renovation, located on the popular Kershaws Hill, close to the town centre.

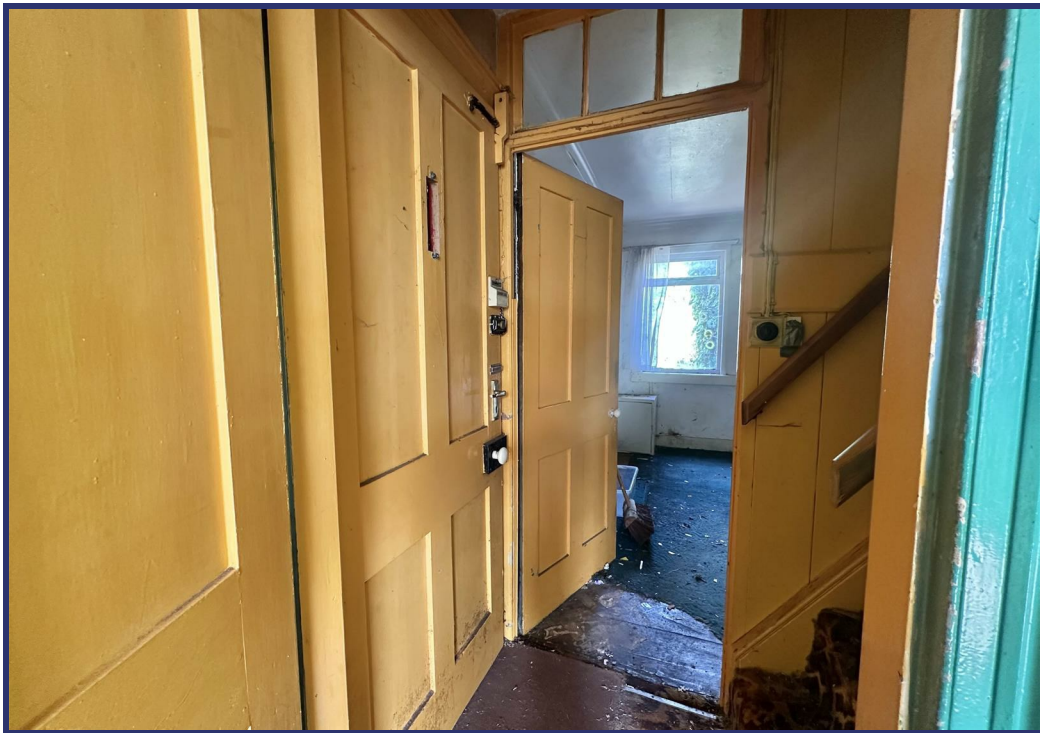
The property has accommodation set over two floors comprising an entrance hall, 2 reception rooms and kitchen. On the first floor, 2 double bedrooms and a bathroom. Outside the property has good size gardens to both the front and rear.

The property requires extensive renovations inside, outside, and to the gardens but offer a perfect blank canvas to create your dream home or development opportunity.

The property is located close to the town center, and good access to the local schools and train station.

- REQUIRES EXTENSIVE RENOVATION
- Semi Detached House
- 2 Reception Rooms
- 2 Bedrooms
- Upstairs Bathroom
- Front & Rear Gardens
- Just Off Town Centre
- Walk to Schools, Shops & Station
- CHAIN FREE SALE





Ground Floor

A door at the side of the property opens to a small hall with stairs to the first floor and doors to both reception rooms.

There is a living room located to the front with a bay window and the dining room located to the rear has a window overlooking the rear garden and a step down to the kitchen.

The kitchen is basically fitted and requires replacement. Door to rear garden.

First Floor

The landing has doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear

The bathroom requires re-fitting but does have a basic suite comprising WC, basin and bath.

Outside

The property has gardens to both the front and rear – both of which are very overgrown and require an extensive overhaul, there is an attached outbuilding in the rear garden

The front may offer scope for off-road parking subject to any necessary consent.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: North Hertfordshire

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18

(£15+VAT) per person, per purchase, for this service.

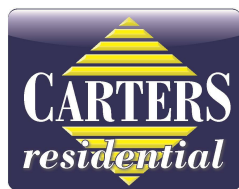
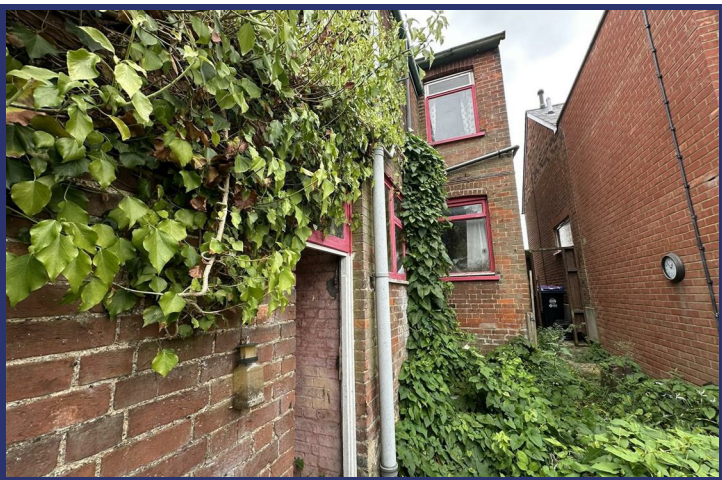
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

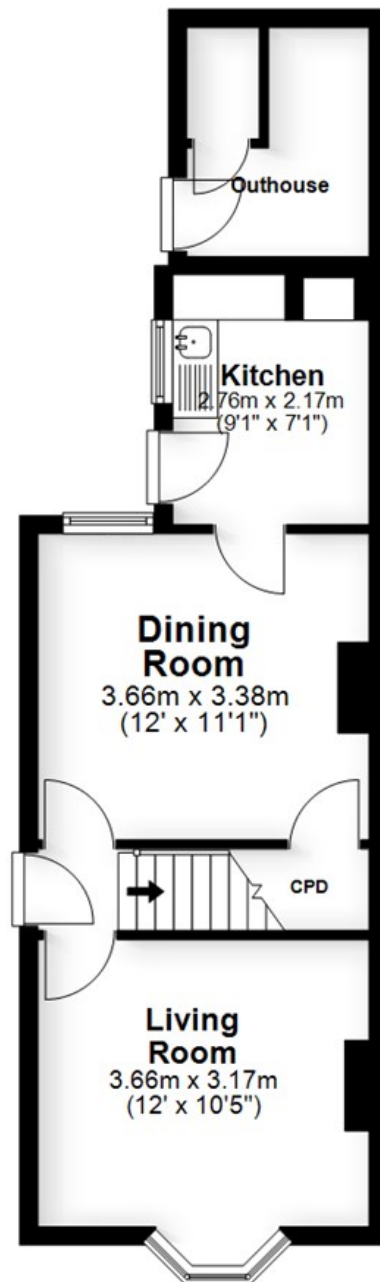
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





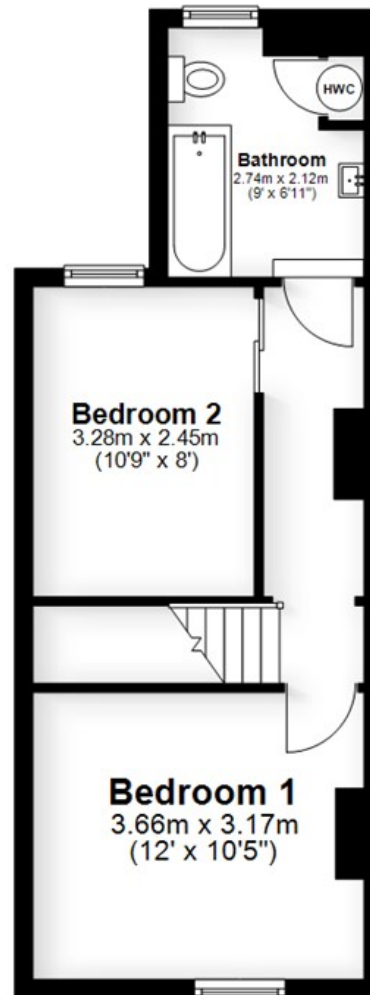
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



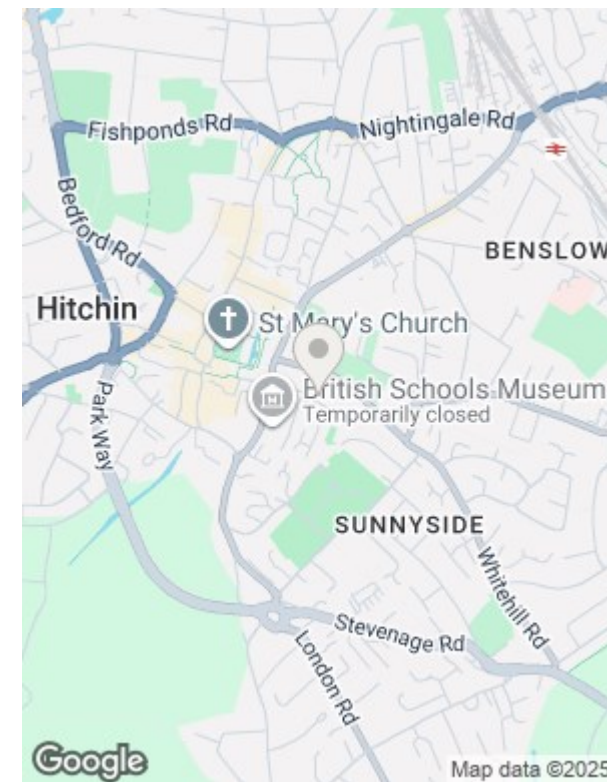
First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

