



41 Old Park Road

Hitchin, Hertfordshire, SG5 2JX

Gavin Mills
POWERED BY

UK



41 Old Park Road

Guide Price £400,000

A charming two-bedroom, mid-terraced Victorian home, conveniently located in the heart of Hitchin.

This wonderful, character property, much improved by the present vendors, benefits from a delightful, west-facing, private rear garden, along with a bar/entertainment space in the cellar and would make an ideal first-time purchase.

First-floor accommodation

The main bedroom has a feature cast iron fireplace and a window to the front aspect. Bedroom two has a built-in wardrobe and a window overlooking the garden to the rear.

The front door opens into the sitting room, which has a feature fireplace with exposed brick and an inset wood-burning stove. There is a window to the front aspect with fitted plantation style shutters.

The bathroom has an inset bath with a shower over, a wash basin, WC and a heated towel rail.

Outside

The kitchen/ breakfast room has a range of fitted wall and base level units, with worktops over and an inset one-and-a-half bowl sink. Integrated appliances include a fridge/freezer, an electric oven with a gas hob and extractor unit above, a washing machine/dryer and a slim-line dishwasher.

To the front, the property has a small courtyard enclosed by picket fencing. The rear garden is laid to lawn and patio, with a variety of mature flower and shrub beds and borders. To the rear of the garden, there is a further raised seating /BBQ area laid to decking.

The garden has space for three sheds/stores and a gated side access.

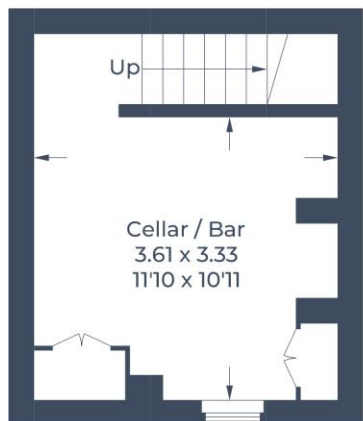
There are steps from the kitchen leading down to the cellar, which is currently being utilised as a fantastic entertainment/bar area.



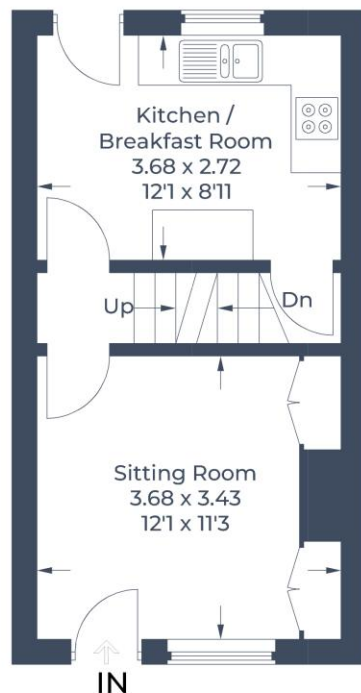


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Lower Ground Floor = 16.1 sq m / 173 sq ft
 Ground Floor = 26.7 sq m / 287 sq ft
 First Floor = 26.5 sq m / 285 sq ft
 Total = 69.3 sq m / 745 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.