Flat - Ground Floor (EPC Rating: E)

81 WEDGEWOOD ROAD, HITCHIN, HERTS, SG4 0HB

Price Guide

£175,000

First Step

1 1 1 E

1 Bedroom Flat - Ground Floor located in Hitchin

CHAIN FREE... GROUND FLOOR flat... 1 DOUBLE bedroom... PARKING available... Within WALKING DISTANCE of train station... IDEAL FIRST TIME BUYERS PROPERTY... 160 year LEASE... COMMUNAL GARDEN...

INTERNAL

Entrance hallway
Door to side aspect. Full height cupboard housing water tank fitted with shelves. Wall mounted consumer unit. Laminate flooring. Doors leading to:

Lounge/Diner
14'0" x 10'1"
Window to rear aspect. Wall mounted TV unit with shelves. Vertical radiator. Continuation of laminate flooring. Door leading to:

Kitchen
10'9" x 5'9"
Window to rear aspect. White wall and base units with complementary work surface and tiled splash back. Integrated dish washer, single oven and electric hob. Free standing washing machine and fridge freezer. Single bowl sink with drainer. Continuation of laminate flooring.

Bedroom
12'5" x 10'1"
Two windows to font aspect. Carpet.

Bathroom
White suite comprising: half tiled panelled bath with wall mounted shower, flush wc, pedestal wash hand basin. Heated towel rail, five shelves. Vinyl flooring.

EXTERNAL
Shared communal garden. Bike shed.

ADDITIONAL PROPERTY INFORMATION
Leasehold: 160 years remaining
EPC: Rating E
Council Tax: Band B
Service Charge: £106.25 per month
Ground Rent: £125.00 per year

No Gas
Mains utilities
Traditional brick and block construction

Local Area
Hitchin is a beautiful historic market town based in North Hertfordshire, it has outstanding primary schools and secondary schools.

Shopping: Unlike many other towns, Hitchin has a rich diversity of independent businesses. The town is still able to boast independent food retailers, a wealth of hair and beauty salons and an even greater range of coffee shops and restaurants. The market itself remains an important part of the town trading four days a week: Tuesday and Saturday, general market, Friday bric-a-brac and collectables.

This property is within a 15 minute walk of the train station, where there are fast trains into London Kings Cross & St Pancras circa 35 mins.

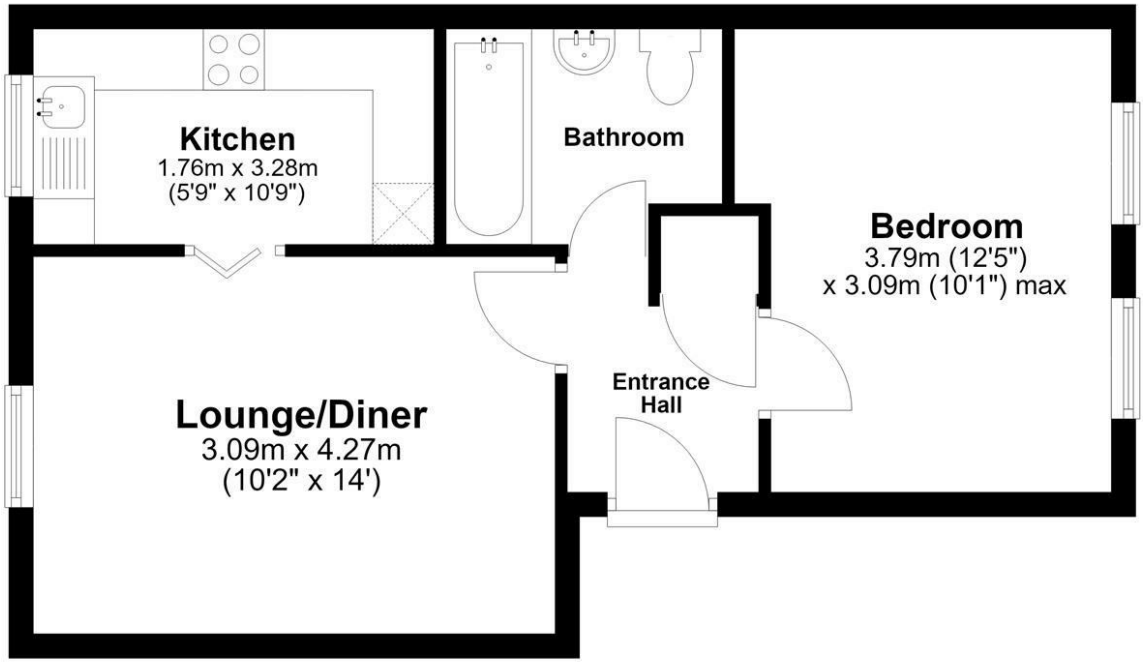
Outdoor Space: Small and large green spaces throughout Hitchin provide a wide variety of open spaces, including Bancroft Gardens, Windmill Hill with panoramic views over the town centre. The Hitchin Priory, a beautiful 14th Century building set in 19 acres of picturesque gardens. There is also Hitchin Swimming Centre which offers 2 indoor pools, an Outdoor Pool with Art Deco lido and fitness centre with gym and 3 fitness studios.

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.

Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



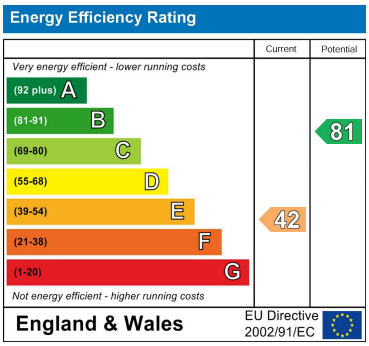
Total area: approx. 38.4 sq. metres (413.6 sq. feet)

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

B

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