





NORGANS

Surveyors & Estate Agents

31 HIGHBURY ROAD

HITCHIN







31 Highbury road

Hitchin

Herts SG4 9SA

Guide Price £350,000

CHAIN FREE SALE!!

This south Hitchin cottage with southerly aspect garden offer huge potential!! Plenty of character, generous bedrooms and scope for loft conversion (STPP).

There are two reception rooms, Kitchen, ground floor bathroom and two bedrooms one of which goes over the archway making the room even bigger.

Some improvements are needed but with a sensible asking price, this should be an exciting opportunity!!

Viewing

By appointment with Norgans Estate Agents.






Summery
Situated on Highbury Road in Hitchin, this chain-free two-bedroom Victorian cottage offers fantastic scope for modernisation and further extension, including the potential for a loft conversion (subject to the necessary planning permissions).

The property also benefits from a private south-east facing rear garden, providing an excellent opportunity for buyers to create a home suited to their own tastes and needs.

ON THE GROUND FLOOR

Living Room
Exposed floorboards, exposed brickwork, open fireplace ,shelving either side, radiator and double-glazed bay window to front.

Hallway
Stairs to first floor:-

Dining Room
Exposed wood flooring, understairs storage cupboard, radiator, gas fire with back boiler (not tested), shelving either side, double-glazed window to rear, door to:-

Kitchen
Part vaulted ceiling, partly tiled walls, shaker-style units, oak-effect worktop, integrated oven, hob and extractor, dishwasher (not tested), natural slate floor, door and window to side

Inna Lobby
space for fridge, window to side.

Bathroom
White three-piece suite, partly tiled walls, windows to side and rear.

ON THE FIRST FLOOR
Landing, access to loft.

Bedroom One
Windows to front, Radiator.

Bedroom Two
Window to rear, radiator, storage cupboards over stairs.

At The Front
Enclosed courtyard garden, passageway to rear.

At The Rear
Gated access to secluded, enclosed garden, patio leading to a mainly laid, south-facing garden.

PARKING
Restricted on-street parking (not designated).

COUNCIL TAX BAND
We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.
Current EPC rating - E

FLOOR AREA
Approx .....sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

SERVICES
All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD
We are advised that this property is Freehold.

VIEWINGS
By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

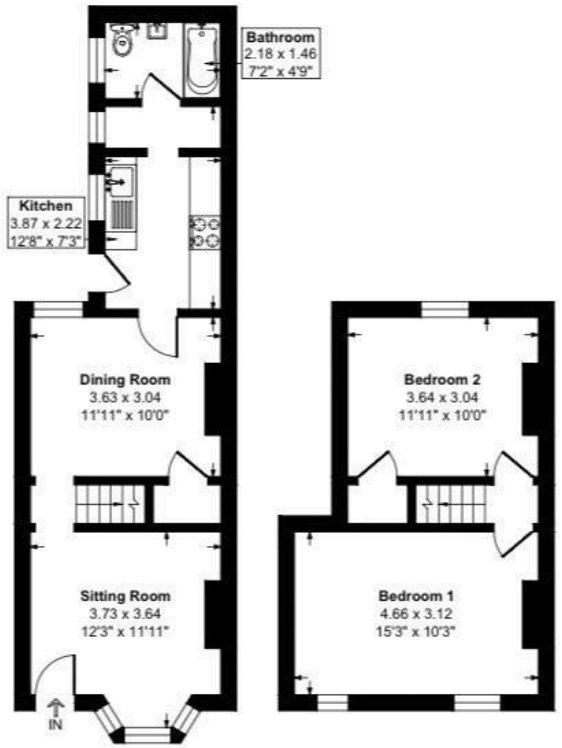
GDPR
Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor
Approx. 39.5 sq. metres (425.4 sq. feet)

First Floor
Approx. 29.3 sq. metres (316.2 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.

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