



**Connells**

Wellingham Avenue  
Hitchin



## Property Description

Situated in the highly sought-after market town of Hitchin, this three bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family property in a prime location.

The accommodation comprises a welcoming entrance hall leading into a generously proportioned lounge diner offering excellent space, a separate kitchen providing ample scope for redesign and modernisation, while the conservatory to the rear enjoys pleasant views over the garden.

To the first floor, the property features three well proportioned bedrooms and a family bathroom, all offering fantastic potential for updating to suit individual tastes and requirements.

Externally, the home benefits from a delightful south-facing rear garden, ideal for enjoying sunny afternoons and outdoor gatherings. To the front, there is a driveway providing off-road parking for two vehicles along with a garage.

Although in need of modernisation throughout, this property represents a superb opportunity to add value and personalise a home in one of Hitchin's most desirable areas. Viewing is highly recommended.

## Ground Floor

### Entrance Porch

Double glazed door to front, small entrance porch with vinyl flooring.

### Entrance Hall

Stairs leading to first floor, smoke alarm and radiator.

### Lounge

Double glazed window to front aspect, exposed brick fireplace with electric fire and two radiators.

### Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback, electric oven, gas hob, one and a half bowl sink and drainer and vinyl flooring.

### Conservatory

Double glazed window to rear aspect, double glazed sliding doors to side.

## First Floor

### Landing

Double glazed window to side aspect and loft access.

### Bedroom One

Double glazed window to front aspect, built-in wardrobe and radiator.

### Bedroom Two

Double glazed window to rear aspect, storage cupboard to side housing boiler and radiator.

### Bedroom Three

Double glazed window to front aspect, overstairs storage cupboard and radiator.

## Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, walk-in shower, WC, vinyl flooring and radiator.

## Outside

### Front Garden

Partly laid to lawn, driveway with space for up to two cars and garage.

### Rear Garden

South-facing rear garden laid to lawn with shrubs, patio area, shed and path leading to the bottom.

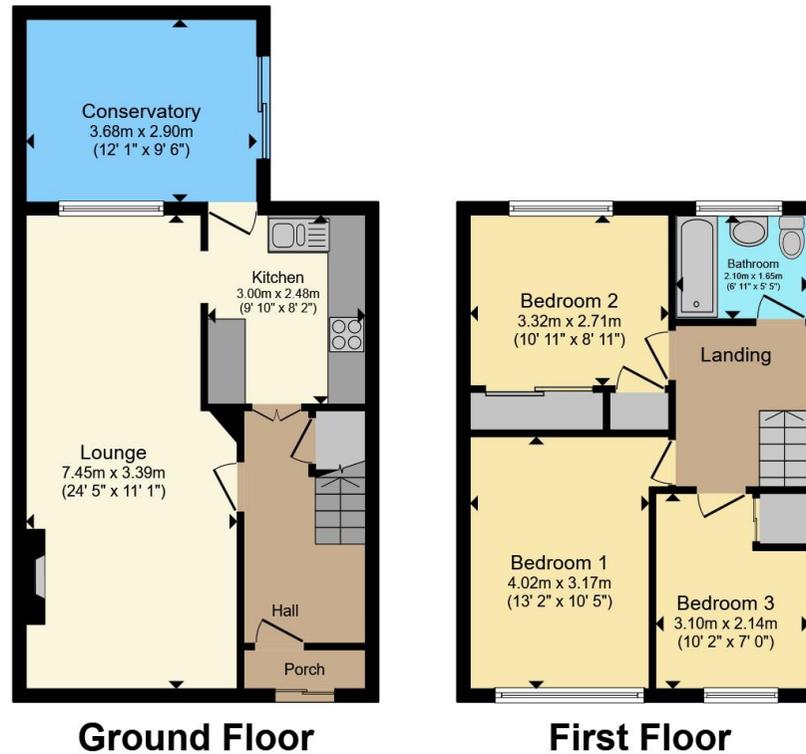
### Garage

Single garage with power and lighting.









Total floor area 92.7 m<sup>2</sup> (998 sq.ft.) approx

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14 High Street  
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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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