



Kipling Close, Hitchin, Hertfordshire. SG4 0DU





2 Bedroom Semi-Detached House

£400,000 Freehold

Early viewing is strongly advised on this CHAIN FREE, two double bedroom semi-detached home located in a no-through road within one mile of Hitchin railway station.

Internally the spacious accommodation comprises entrance porch, a light and airy living room and a kitchen/breakfast room to the ground floor. Upstairs are two double bedrooms and a recently refitted bathroom. Externally are pleasant front and rear gardens, and a driveway that provides off road parking for two cars. Further benefits include gas central heating and double glazing.



- Semi-detached property
- Two double bedrooms
- Large living room
- Kitchen/breakfast room
- Refitted bathroom
- Front and rear gardens
- Driveway parking for two cars
- Chain free
- Just one mile from Hitchin train station
- EPC rating C. Council tax band C

Ground Floor:**Entrance Porch:**

A fully enclosed entrance porch accessed via a double glazed front door. Double glazed window to front. Radiator. Glazed door leading to:

Living Room:

Abt. 17' 6" x 12' 11" (5.33m x 3.94m) A good size living room with double glazed window to front. Two radiators. Television point. Wall mounted coal effect living flame gas fire. Telephone point. Wall mounted thermostat control. Stairs to first floor.

Kitchen/Breakfast Room:

Abt. 12' 11" x 9' 0" (3.94m x 2.74m) Comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Gas and electric cooker points. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splash back area. Double glazed window to rear. Double glazed door to rear garden. Radiator. Vinyl flooring.

First Floor:**Landing:**

Loft access. Radiator. Carpet as fitted.

Bedroom One:

Abt. 12' 11" x 9' 7" (3.94m x 2.92m) Double glazed window to front. Radiator. Telephone point. Carpet as fitted.

Bedroom Two:

Abt. 12' 11" x 9' 1" (3.94m x 2.77m) Double glazed window to rear. Radiator. Airing cupboard. Carpet as fitted.

Bathroom:

A refitted white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Tiled splash back area. Heated towel rail. Double glazed window to side. Tiled flooring.

Outside:**Front Garden:**

Area laid to lawn. Path to front door. Driveway for two cars.

Rear Garden:

A pleasant rear garden with a paved patio area leading to an established lawn. Attractive borders. Ornamental pond. Timber shed to remain. Gated side access. Outside tap.

Additional Information:**Location and Amenities:**

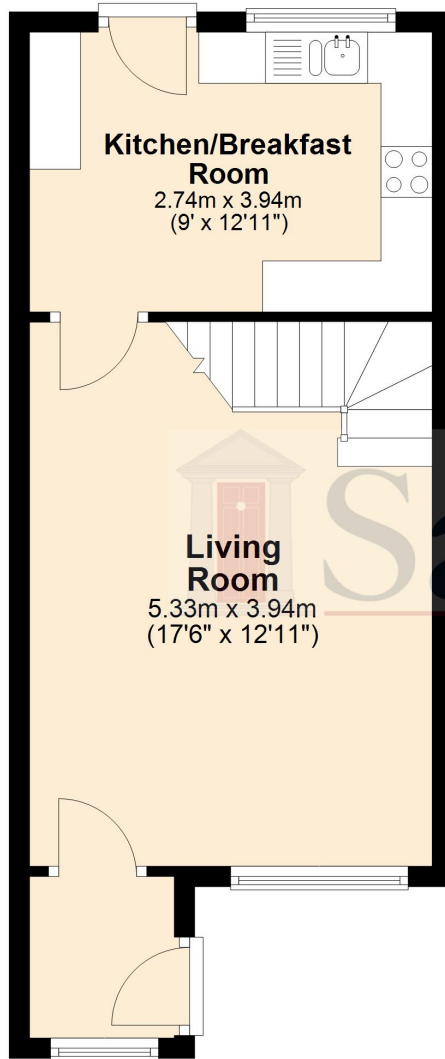
Hitchin is a charming medieval market town, within just a few minutes walk of this property, and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station, approximately 1 mile away, providing direct access to Kings Cross and Cambridge.



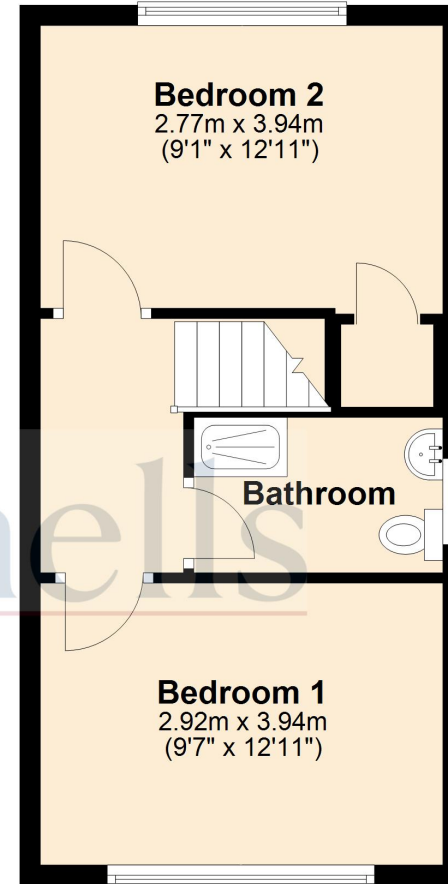


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.