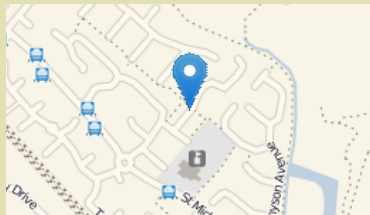
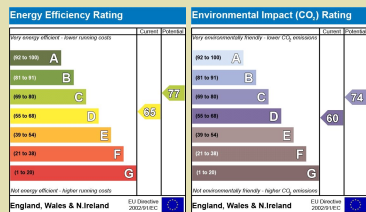


KIPLING CLOSE, HITCHIN, HERTS. SG4 0DU
TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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A well presented two bedroom semi-detached bungalow situated at the end of a cul-de-sac with off road parking and corner garden.

- Modern fitted kitchen
- Double glazed windows
- Radiator heating
- Off road parking
- Enclosed rear garden
- Walking distance from the mainline station.

Ground Floor

Hallway Door to front, doors to Kitchen and Living Room

Kitchen 8' 2" x 5' 1" (2.49m x 1.55m)

Fitted with stainless steel single drainer sink unit with cupboards under. Further range of matching base and eye level units providing roll top work surfaces. Plumbing for automatic washing machine, gas cooker point, recess for upright fridge/freezer. Double glazed window to front

Living Room 16' x 10' 2" (4.88m x 3.10m)

Radiator, double glazed window to front

Bedroom One 13' 2" x 8' 8" (4.01m x 2.64m)

Radiator, double glazed window to rear

Bedroom Two 9' 3" x 6' 11" (2.82m x 2.11m)

Radiator, double glazed window to rear

Bathroom White suite with panel enclosed bath with mixer taps, separate shower, pedestal wash hand basin, low level w.c. Tiled floor, frosted double glazed window to side

Outside

Rear Garden Corner plot with garden laid to lawn

Front Garden Driveway for 2 cars