



Fells Close

Hitchin,
Hertfordshire, SG5 1PQ
Guide Price £340,000

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A charming and well presented one bedroom terraced home, ideally positioned just a short stroll from Hitchin town centre and the mainline train station, making it an excellent choice for commuters and anyone seeking convenient, modern living close to local amenities.

The property opens with a welcoming entrance porch, leading into a bright and comfortable living room that flows seamlessly through to the kitchen, creating an easy, open feel on the ground floor. Upstairs, you'll find a generously sized double bedroom and a modern fitted shower room, both thoughtfully arranged to maximise space and comfort.

Outside, the home continues to impress with an enclosed rear garden offering a private spot to relax or entertain, along with a neat front garden that enhances the kerb appeal. The property also benefits from allocated parking for one vehicle, adding to its practicality.

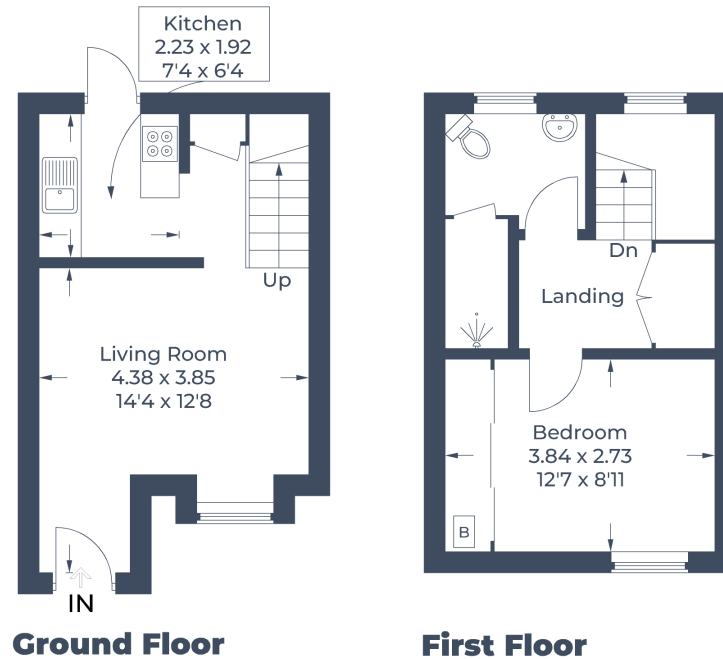
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- One bedroom house
- Well presented throughout
- Ample storage
- Rear and front gardens
- Allocated parking
- 0.5 miles, 11 min walk to Hitchin train station (as per Google Maps)
- 0.3 miles, 8 mins walk to Hitchin town centre (as per Google maps)





Approximate Gross Internal Area
 Ground Floor = 22.3 sq m / 240 sq ft
 First Floor = 24.1 sq m / 259 sq ft
 Total = 46.4 sq m / 499 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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