



Wratten Road West

Hitchin,
Hertfordshire, SG5 2AX
Guide Price £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

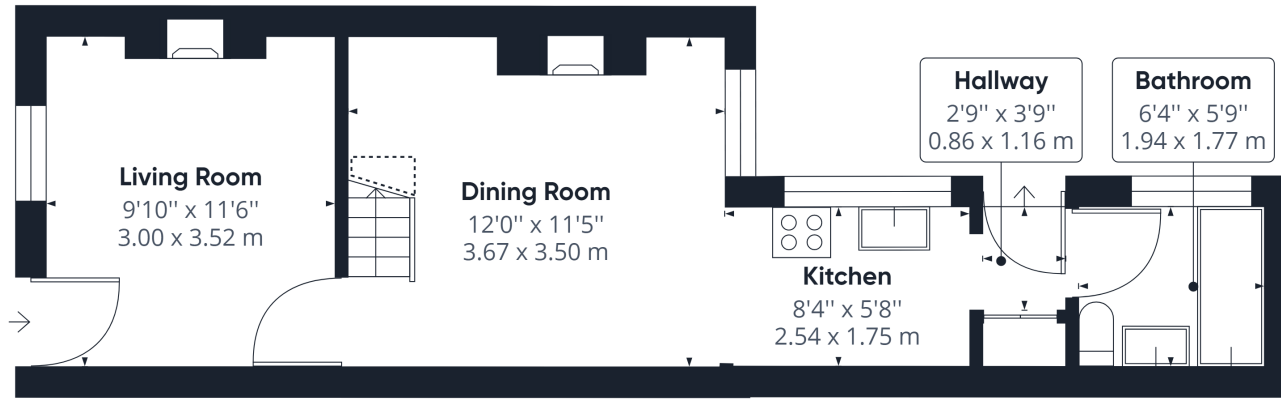
A delightful two bedroom cottage situated in a much sought after location providing easy access to the town centre and all its amenities. This charming property currently comprises living room with separate dining room, kitchen and downstairs bathroom with the two bedrooms situated on the first floor. Outside is a low maintenance decked area accessed from the kitchen.

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.

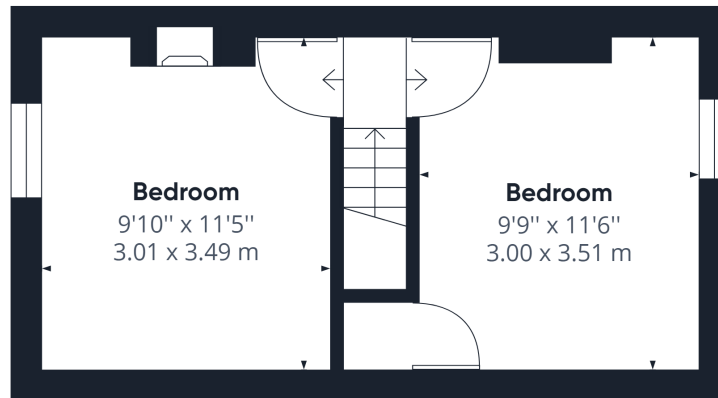
- Two bedroom cottage
- Period and character features
- Sought after location
- Short walk to Hitchin town centre
- Low maintenance decking area
- Chain free
- 1.2 mile, 23 mins walk to Hitchin mainline train station (as per Google maps)
- 0.3 mile, 6 mins walk to Hitchin town centre (as per Google maps)







Floor 0 Building 1



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Approximate total area⁽¹⁾

580.75 ft²
53.95 m²

Reduced headroom

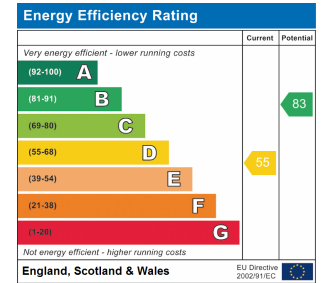
9.86 ft²
0.92 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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