

79 Peppermint Road  
HITCHIN  
Hertfordshire  
SG5 1RY

£242,500

Quick Reference: 3610267



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# A lovely two bedroom apartment set in this sought after town centre development with allocated parking.

- Town Centre Location
- Allocated Parking

- Superb Investment
- No Onward Chain

- Walking Distance To The Station
- Open Plan Living Space

## Ground Floor

**Comunal Entrance** Security locked comunal door to entrance hall. Stairs to all floors.

## First Floor

**Entrance Hall** Entrance via front door to Hallway. Electric heater. Inset spot lighting. Door to airing cupboard. Further doors to

**Living area** 19' 1" x 10' 8" (5.82m x 3.25m)  
Double glazed doors to juliet balcony facing rear aspect. Double glazed window to side aspect. T.V point and electric heater. Open plan to

**Kitchen** 11' 10" x 6' 6" (3.61m x 1.98m)  
A range of base and eye level units with work surfaces over. Stainless steel sink with mixer tap and drainer unit. Built in oven with hob and extractor fan over. Built in dishwasher and space for fridge and washing machine. Inset

spot lighting and tiled floor. Double glazed window to side aspect.

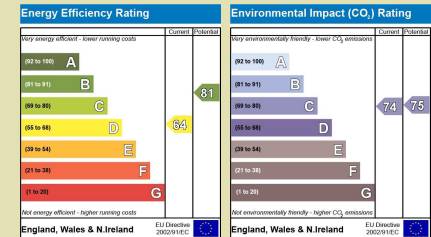
**Master Bedroom** 15' 6" x 8' 6" (4.72m x 2.59m)  
Double glazed window to rear aspect. Built in wardrobe. Electric heater.

**Second Bedroom** 15' 6" x 8' 6" (4.72m x 2.59m)  
Double glazed window to side aspect. Electric heater.

**Bathroom** Three piece suite comprising of panel enclosed bath with shower attachment over, pedestal mounted wash hand basin and low level W.C.. Inset spot lighting. Tiled flooring and heated towel rail.

## Outside

**Parking** Allocated parking space in the development car park.



6 Brand Street  
Hitchin SG5 1HX  
01462 452951

[hitchin@country-properties.co.uk](mailto:hitchin@country-properties.co.uk)

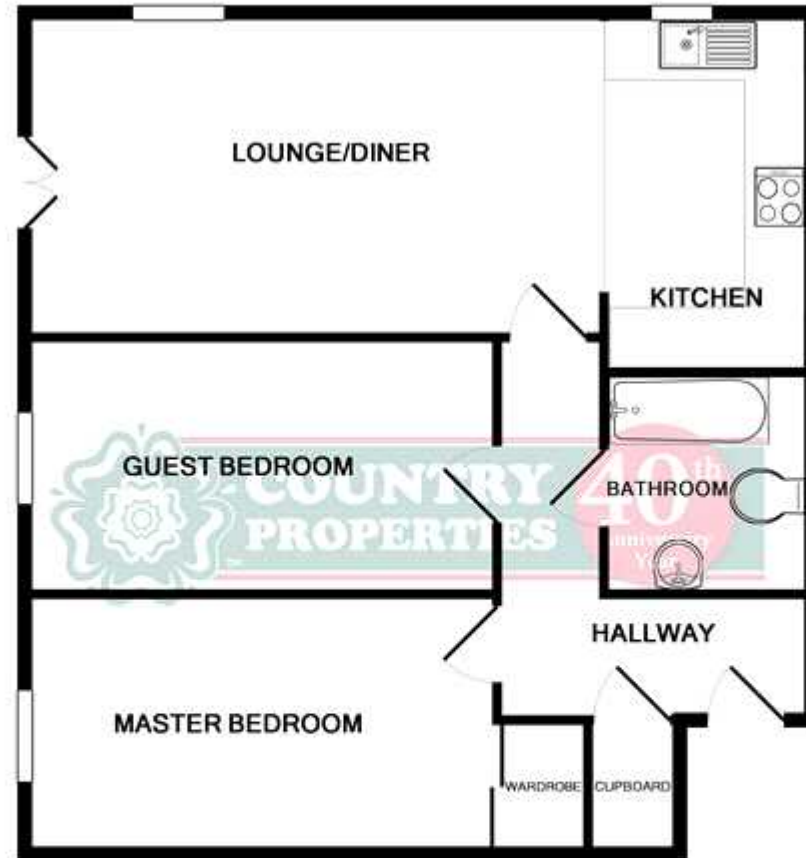


Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as 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.



79 Peppermint Road, HITCHIN, Hertfordshire, SG5 1RY





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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