



Chaucer Way, Hitchin, Hertfordshire. SG4 0NY

Satchells



3 Bedroom Terraced House £365,000 Freehold

Offering spacious accommodation throughout, this THREE bedroom terraced property is located in a quiet residential area of Hitchin and is within walking distance to the mainline station and countryside walks. Benefitting from good sized bedrooms and living space, this property further benefits from an enclosed rear garden and NEW boiler.

- Three bedrooms
- Mid terrace
- Enclosed rear garden
- New boiler
- Separate cloakroom
- On road/communal parking
- External storage
- Walking distance to mainline station
- Freehold
- Awaiting EPC. Council tax band C



Ground Floor

Entrance Hall:

Laminate flooring. Storage cupboard. Radiator. Upvc door to front. Carpeted stairs to first floor.

Living/Dining Room:

Carpet. Two radiators. Two double glazed windows to front and rear aspects. Internal doors to kitchen and entrance hall. Space for dining table.

Kitchen:

Laminate flooring. Radiator. Door to back garden. Double glazed window to garden aspect. Breakfast bar. Worktops with a range of wall and base mounted units with integrated oven, gas hob, extractor and sink/drainage. Space for plumbed appliance and fridge/freezer.

Cloakroom:

Laminate flooring. Radiator. WC. Wash basin.

First Floor

Landing:

Carpet. Two storage cupboards.

Bedroom One:

Carpet. Radiator. Double glazed window to front aspect. Large alcove for wardrobe or desk.

Bedroom Two:

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three:

Carpet. Radiator. Double glazed window to rear aspect.

* This photograph has been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition*

Bathroom:

Tiled floor. Tiled walls. Wash basin with vanity unit. Spotlights. WC. Bath with mixer taps, wall mounted shower and glass screen. Radiator. Double glazed privacy window to front.

Outside

Front Garden:

Laid to lawn with steps leading to front door and a lockable brick built storage.

Rear Garden:

Mostly laid to lawn and enclosed with fencing with pathway leading to gated rear access.

Parking:

On road parking with communal bays also available.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money

Laundrying regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: Good - Further information can be found here:
<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

For further material information please contact the office marketing this property.

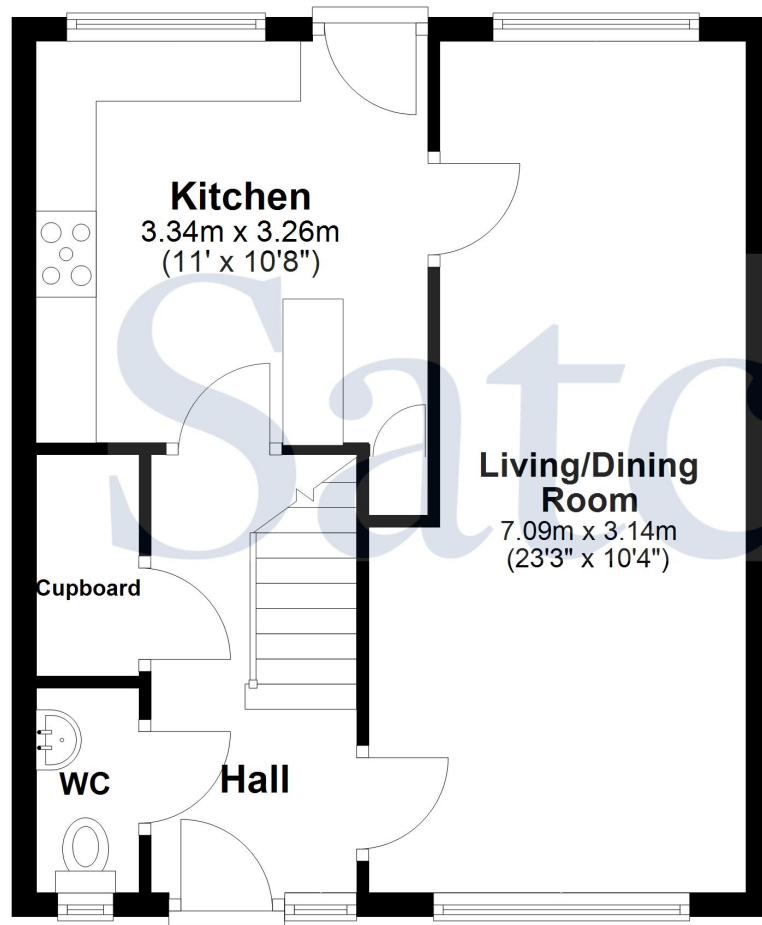




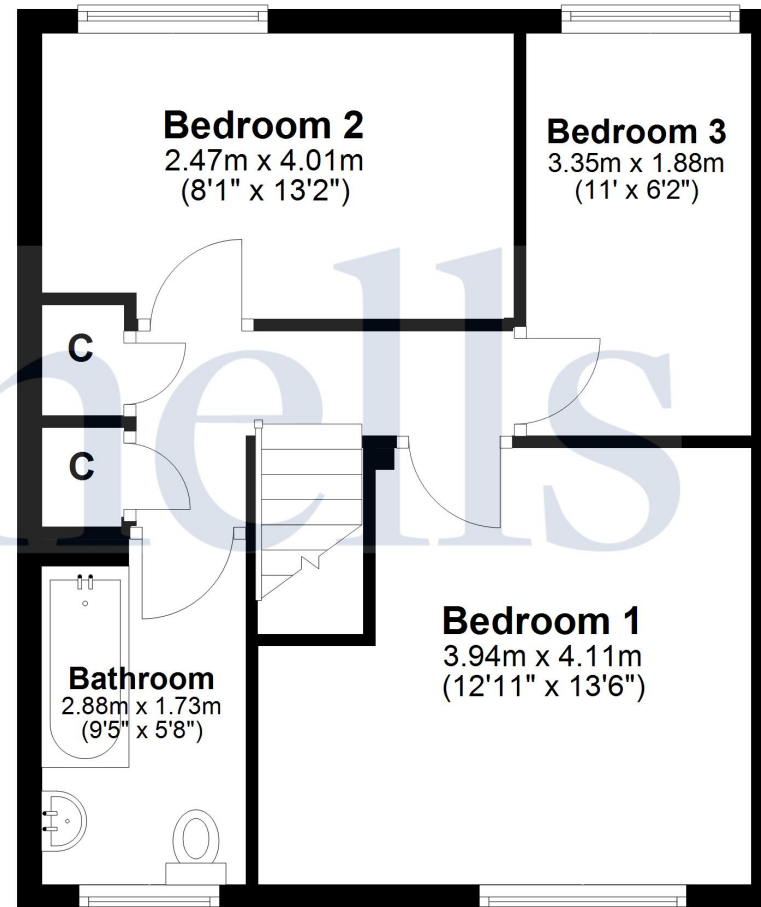
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.