



Wallace Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LN
Guide Price £255,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered to the market with no onward chain is this modern one bedroom ground floor apartment benefitting from its own private garden and allocated parking. This property is superbly positioned within Hitchin Town Centre and is ideally situated for the train station and local amenities.

The accommodation comprises open plan living area with kitchen, bathroom with wc, wash hand basin and bath with shower attachment and bedroom with door onto private rear garden. This property offers a great opportunity for either a first time buyer, commuter or for an investment.

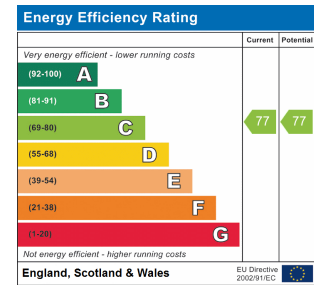
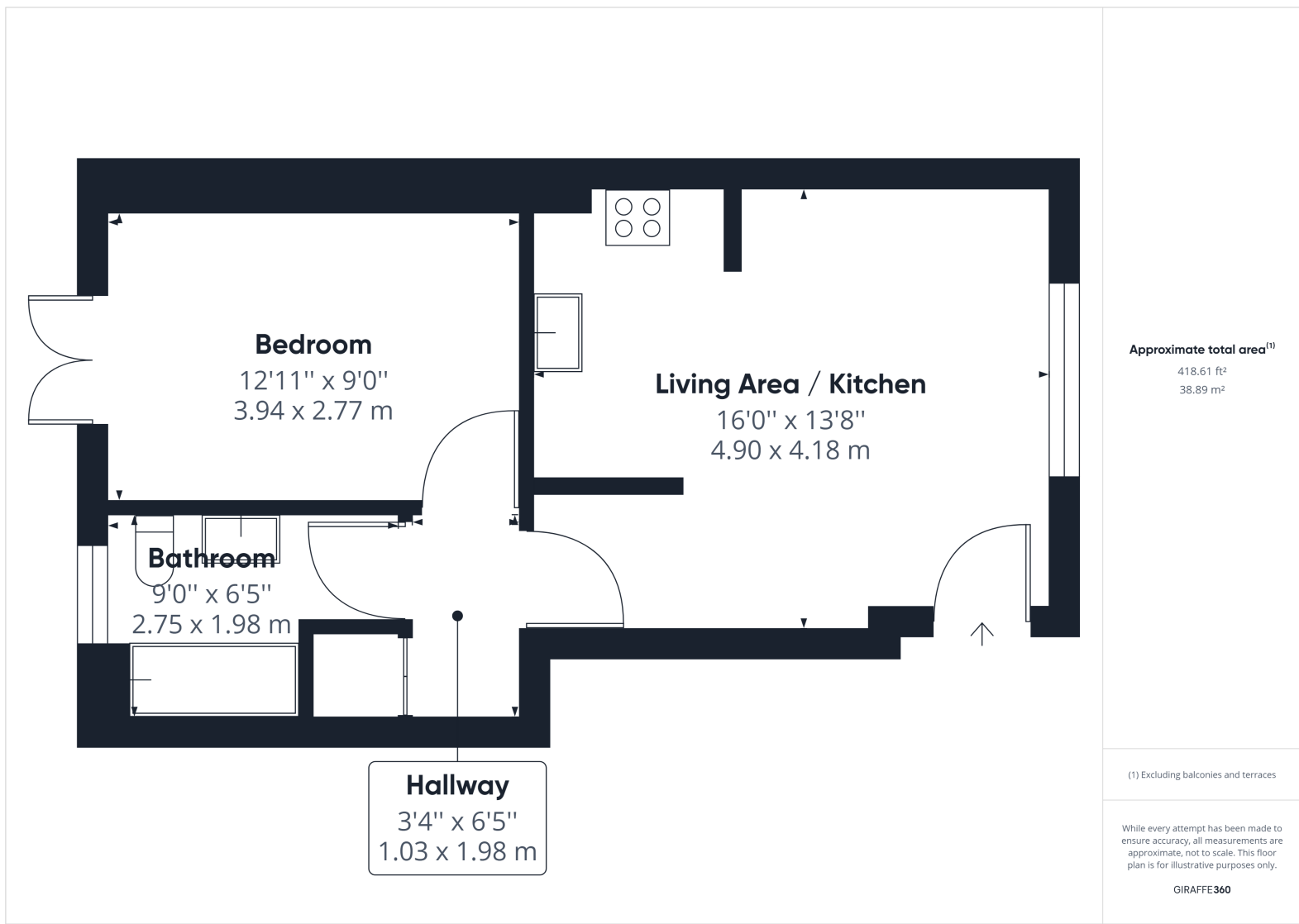
We have been advised by the vendor that the remaining lease on the property is 982 years. With no service or ground rent charges.

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.

- Convenient town centre location
- Ground floor apartment
- Living room open plan to kitchen area
- Kitchen with appliances
- Bedroom with doors to garden area
- Private garden area
- Allocated parking for one car
- 0.7 mile, 13 min walk to Hitchin train station (as per Google maps)







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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