



Mill Road

St Ippolyts, Hitchin,
Hertfordshire, SG4 7RJ
Offers in Excess of £275,000

country
properties

A two bedroom end of terrace bungalow that offers tremendous scope for enhancement and extending, subject of course to the usual planning consents. The accommodation comprises of entrance hall, lounge, kitchen, utility space, large sun room, bathroom and two bedrooms. Outside is a private and enclosed rear garden with side access and a front garden with driveway parking.

Offers should be submitted in writing in a sealed envelope to: daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '65 Mill Road, St Ippolyts, Hitchin, Herts SG4 7RJ – OFFER'. Closing date, close of business Monday 15th April 2024. The vendor reserves the right to accept an offer before the closing date.

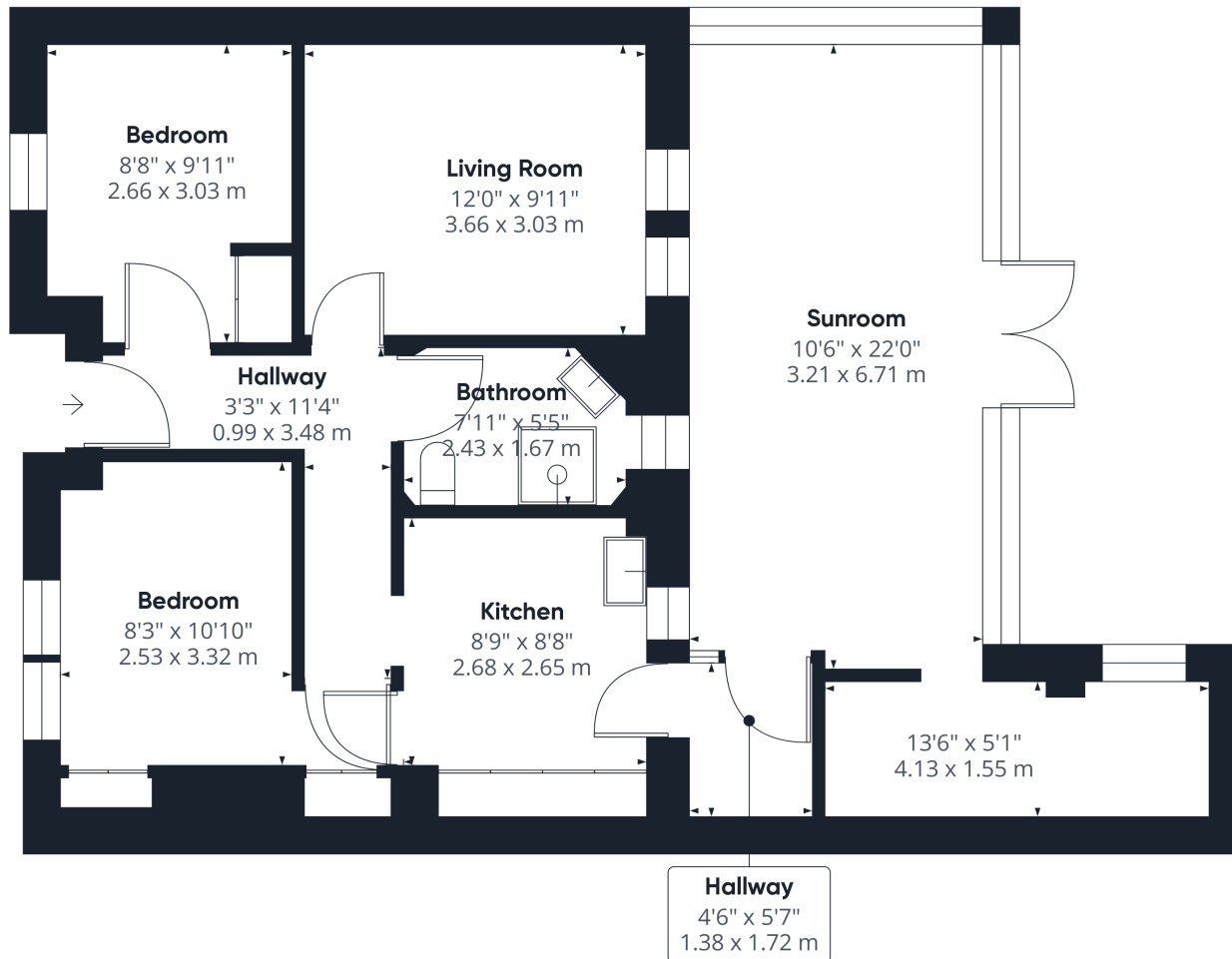
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Two bedroom bungalow
- Village location
- Enclosed rear garden
- Scope of extending (STPP)
- 2.2 miles, 7 mins drive to Hitchin town centre (as per Google maps)
- 2.1 miles, 7 mins drive to Hitchin train station (as per Google maps)





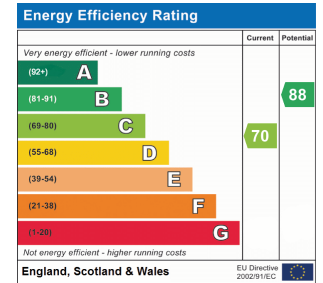


Approximate total area⁽¹⁾
878.38 ft²
81.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country
properties