



Bearton Road, Hitchin, Hertfordshire. SG5 1UB





3 Bedroom Terraced House

£425,000 Freehold

A large three bedroom terraced property requiring full modernisation and located in a sought after road within easy walking distance of Hitchin town centre and railway station.

The accommodation comprises entrance hall, separate lounge and dining room, kitchen, bathroom and WC to the ground floor. Upstairs are three double bedrooms. Externally is a small front garden and a large rear garden, both of which require clearance. For Further details and your appointment to view please contact Satchells Hitchin.



- In need of renovation
- Three large bedrooms
- Two reception rooms
- Kitchen
- Ground floor bathroom
- Large rear garden
- Close to town centre
- Walking distance of station
- Chain Free
- Awaiting EPC. Council tax band C

Ground Floor:**Front Door:**

Part glazed front door.

Entrance Hall:

Stairs to first floor. Radiator.

Living Room:

Abt: 9' 11" x 14' 2" (3.02m x 4.32m) Double glazed bay window to front. Feature fireplace. Radiator. Carpet as fitted.

Dining Room::

Abt: 10' 4" x 13' 0" (3.15m x 3.96m) Double glazed window to rear. Radiator. Feature fireplace. Understairs cupboard.

Kitchen:

Abt: 8' 8" x 13' 5" (2.64m x 4.09m) Double drainer stainless steel sink unit with cupboards under. Radiator. Twin aspect double glazed windows to side. Wall mounted gas boiler. Quarry tiled flooring.

Lobby:

Part glazed door to side. Vinyl flooring.

Bathroom:

White suite comprising panelled bath and wash hand basin. Tiled splash back area. Window to rear. Vinyl flooring.

WC:

Window to side. Low level WC. Vinyl flooring.

First Floor:**Landing:**

Loft access. Built-in storage cupboard. Carpet as fitted.

Bedroom One:

Abt: 12' 0" x 16' 6" (3.66m x 5.03m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt: 11' 1" x 13' 1" (3.38m x 3.99m) Window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 8' 8" x 13' 5" (2.64m x 4.09m) Double glazed window to rear. Radiator. Cast iron fireplace. Carpet as fitted.

Outside:**Front Garden:**

Steps up to front door. Side passage leading to rear garden.

Rear Garden:

A large rear garden in need of attention.

ADDITIONAL INFORMATION:

Location and Amenities:

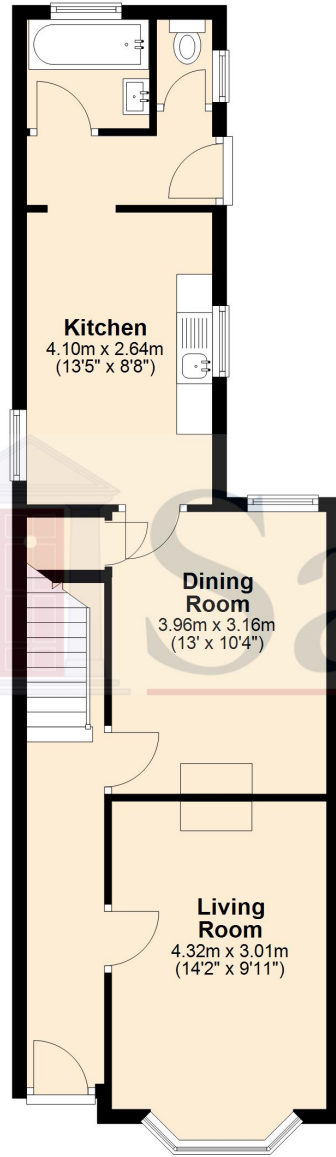
Hitchin is a charming medieval market town, within just a few minutes walk of this property, and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station, approximately 0.6 miles away, providing direct access to Kings Cross and Cambridge.



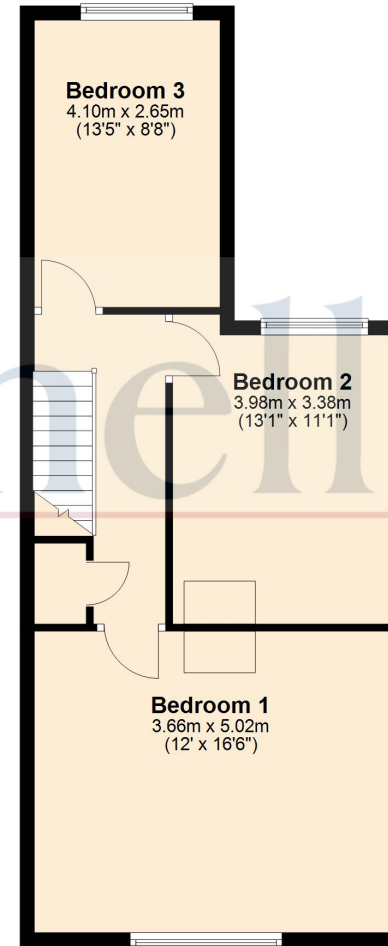


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.