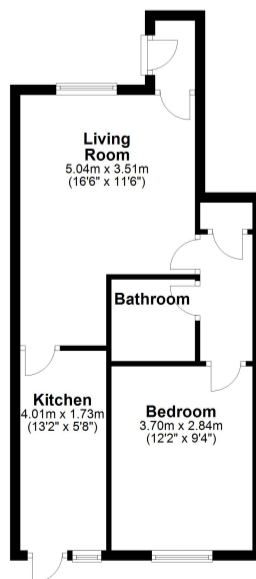




**Floor Plan**  
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 41.4 sq. metres (445.6 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	60	76
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Situated close to the mainline train station and town center sits this one double bedroom modern ground floor maisonette with good sized accommodation and offering its own garden and parking space.

The property is offered in excellent order throughout and has double glazing, its own front door, a fitted kitchen, a replaced bathroom suite, gas central heating, no upper chain and is ideally situated less than 10 minutes from the main line train station and walking distance to the town centre.

Ideal for the investment buyer or a first time buyer.



- Excellent Condition
- Close Proximity to Hitchin Town Center
- Walking distance to Mainline Station
- Refitted Bathroom Suite
- Fitted Kitchen with Appliances
- Enclosed Garden
- Allocated Parking
- No Upper Chain
- Ideal First Time Buy or Investment

