



School Lane

Offley, Hitchin,
Hertfordshire, SG5 3AU
Offers in excess of £425,000

country
properties

A three bedroom semi detached family home that offers tremendous scope for enhancement. The ground floor accommodation comprises of entrance hall, store room, living room and dining room, kitchen with door to the rear garden and downstairs bathroom. Upstairs offers three good sized bedrooms. Outside is a large enclosed rear garden and front garden space.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '1 School Lane, Offley, SG5 3AU – OFFER'. Closing date, close of business on 22nd April 2025. The vendor reserves the right to accept an offer before the closing date.

The property is to be sold subject to a Single Dwelling Restrictive Covenant as well as an overage clause to cover any other development calculated at 50% of the uplift in value of the land or property.

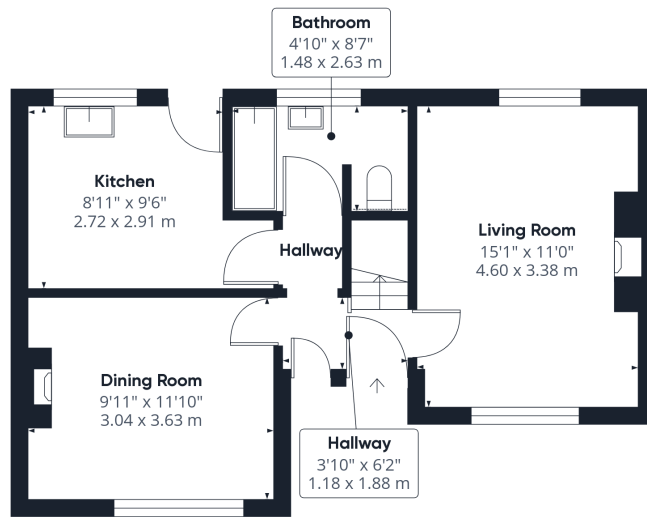
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer 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.

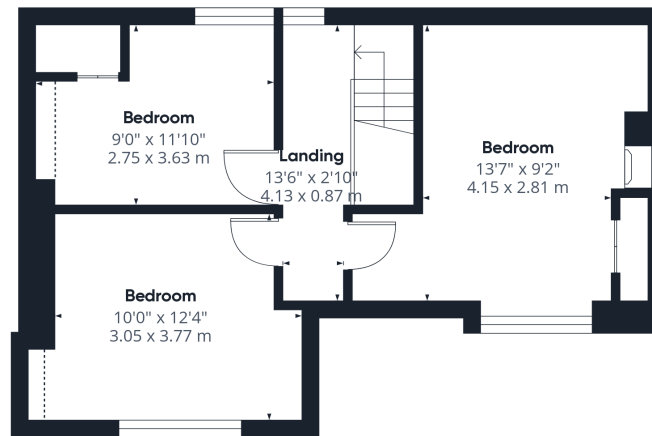
- Three bedroom semi detached home
- In need of modernisation
- Two reception rooms
- Three good sized bedrooms
- Large rear garden
- Village location







Floor 0



Floor 1

Approximate total area⁽¹⁾

897.83 ft²
83.41 m²

Reduced headroom

8.31 ft²
0.77 m²

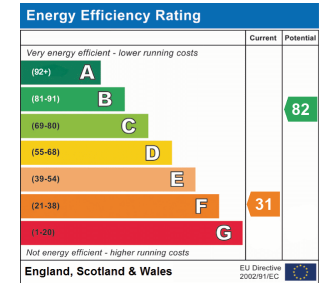
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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