



Sturgeons Way

Hitchin,
Hertfordshire, SG4 0BN
Offers in excess of £310,000

country
properties

A three bedroom home in need of complete renovation providing excellent scope for extension and enhancement, subject of course to the usual planning consents.

Offers should be submitted in writing using the tender form to: daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '76, Sturgeons Way, Hitchin, SG4 0BN – OFFER'. Closing date, close of business Monday 15th April 2024. The vendor reserves the right to accept an offer before the closing date.

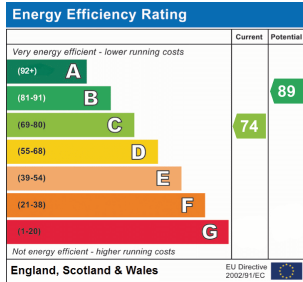
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer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

- A three bedroom semi-detached house
- In need of complete renovation throughout
- Scope for extending subject to planning permission
- No onward chain
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 26 mins walk to Hitchin town centre (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

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
 www.country-properties.co.uk

