



Balmoral Road

Hitchin,
Hertfordshire, SG5 1XG
Guide Price £525,000

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A delightful two-bedroom character cottage in a central location. Tucked away on a well-regarded residential street just moments from Hitchin's vibrant town centre, this property is a charming two-bedroom terraced home full of character.

This period property offers two separate reception rooms, perfect for flexible living and dining arrangements and a thoughtfully laid-out kitchen that leads to a utility area and downstairs cloakroom. Upstairs, the home features two comfortable bedrooms and a fully fitted family bathroom, offering a practical and inviting space for everyday life. Outside is a lovely enclosed rear garden with seating area and raised planting beds.

With a blend of original charm and modern convenience, this home is ideal for first-time buyers, young families, or those looking to downsize without compromising on location. Positioned within easy reach of shops, cafés, schools, and Hitchin's mainline station, it presents a wonderful opportunity to enjoy life in the heart of town.

A beautifully positioned and character-filled home offering both lifestyle and location in one of Hitchin's most established neighbourhoods.

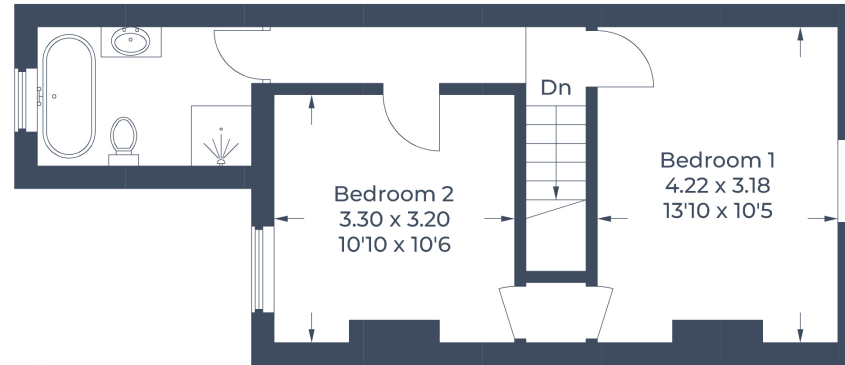
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Two good sized bedrooms
- Separate living and dining rooms
- Upstairs family bathroom
- Charming period features throughout
- Private rear garden
- Walking distance to Hitchin town centre and local amenities
- Excellent transport links nearby
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google Maps)

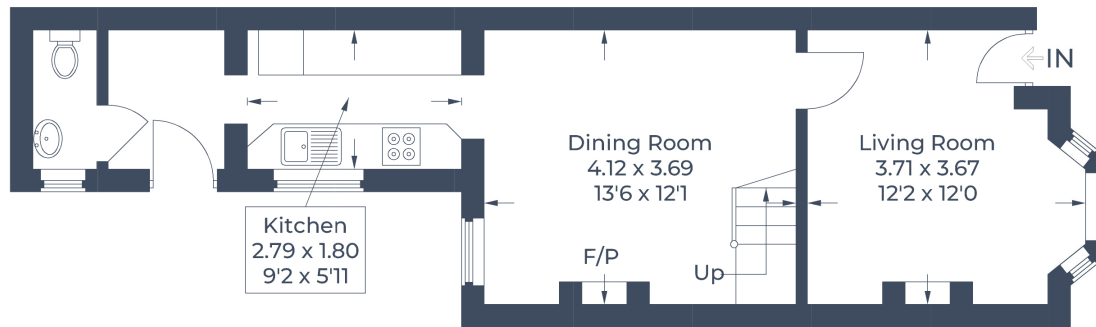




Approximate Gross Internal Area
 Ground Floor = 38.9 sq m / 419 sq ft
 First Floor = 37.3 sq m / 401 sq ft
 Total = 76.2 sq m / 820 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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