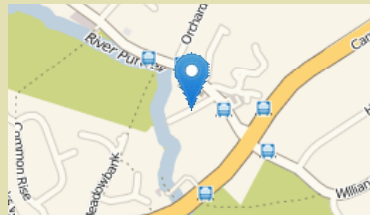


GREEN LANE COURT, HITCHIN, HERTS, SG4 0BT
TOTAL APPROX. FLOOR AREA 404 SQ. FT. (37.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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HITCHIN
Hertfordshire
SG4 0BT

Guide Price £145,000

REF: 3325762



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An immaculate one bedroom ground floor maisonette with fitted kitchen, radiator heating and a garage in a block behind

- Double Glazed windows
- Fully fitted kitchen units
- Many storage cupboards
- Electric boiler and radiator heating
- Garage in block behind
- 999 year lease and share of freehold

Ground Floor

Entrance Porch Double glazed door to front, door to Living Room

Living Room 14' 7" x 11' 2" (4.44m x 3.40m)

Wooden floor, under stairs storage area, radiator, double glazed window to front, open plan to Kitchen

Kitchen 6' 7" x 6' 1" (2.01m x 1.85m)

Fitted with stainless steel single drainer sink unit with mixer taps over and cupboard under. Further range of matching base and eye level units providing roll top work surface. Cooker, fridge/freezer and washing machine all available by separate negotiation

Inner Hall Cupboard with shelves, further cupboard with electric boiler servicing domestic hot water and radiator heating, wood laminate flooring

Bedroom 9' 8" x 8' 10" (2.95m x 2.69m)

Radiator, double glazed windows to rear, insulated walls

Bathroom Panel enclosed bath, pedestal wash hand basin, low level w.c., tiled walls and wooden floor, radiator, frosted double glazed window to rear

Outside

Garage In block to the rear