



COUNTRY PROPERTIES
Hertfordshire
FOR SALE
01462 890661

Francis Road
Hinxworth, Baldock,
Hertfordshire, SG7 5HL
Offers in excess of **£275,000**

country
properties

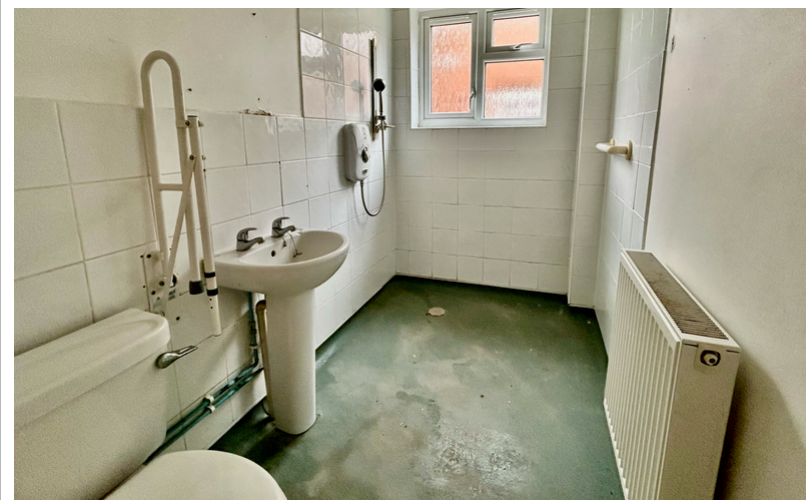
A chain free two bedroom semi detached bungalow situated in a quiet cul-de-sac location in the village of Hinxworth, The property backs on to farmland and a short walk to the Three Horseshoes pub. The property is in need of full refurbishment throughout. To the ground floor there is a kitchen, living room and shower/wet room. Upstairs are two bedrooms and storage cupboard. The rear garden can be access via a side gate and has patio area and brick build shed.

Offers should be submitted by email to: Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '22 Francis Road, Hinxworth, Baldock SG7 5HL – OFFER'.

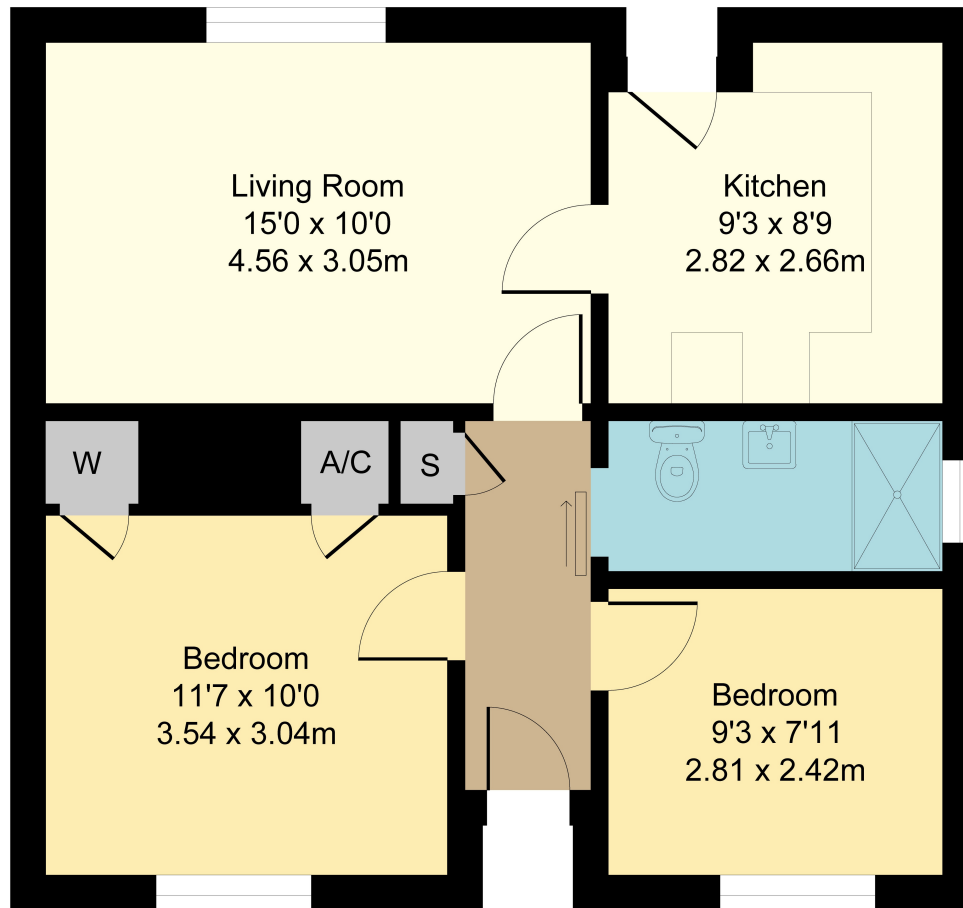
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer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

- Two bedroom bungalow
- Good size garden
- Backing on to farmland
- Brick built outbuilding
- Village location
- Chain free







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Total Area: 51.7 m² ... 557 ft²
 All Measurements are approximate and for display purposes only

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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 www.country-properties.co.uk

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