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Highbury Road

Hitchin,
Hertfordshire, SG4 9SA
Guide Price £425,000

country
properties

Situated within a desirable position close to Hitchin Town Centre is this two bedroom terraced house befitting from a generous garden, garage to the rear and no onward chain.

The ground floor comprises living room with bay window and fireplace, separate dining room, kitchen and WC with shower. To the first floor is a large primary bedroom with fitted wardrobes and access to bathroom including WC, wash hand basin and bath with shower attachment. There is a further double bedroom set off the landing.

To the outside is an enclosed rear garden with patio space and lawn. At the back is a single garage with lane access for a vehicle.

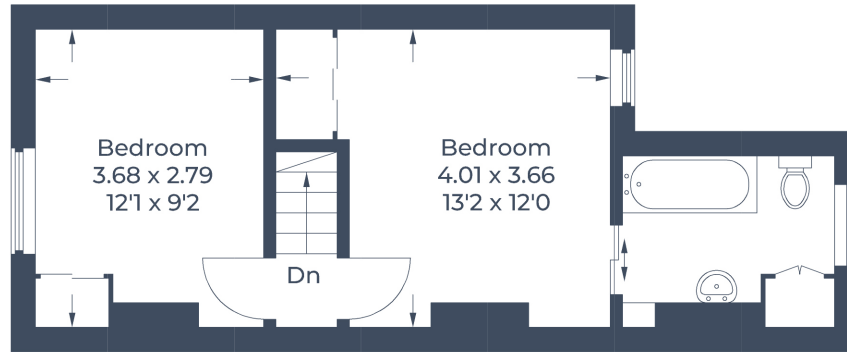
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 bedroom character home
- Downstairs shower room and upstairs bathroom
- Garage to the rear
- No onward chain
- 10 mins walk, 0.5 miles to Hitchin town centre (as per Google maps)
- 14 mins walk, 0.7 miles to Hitchin train station (as per Google maps)

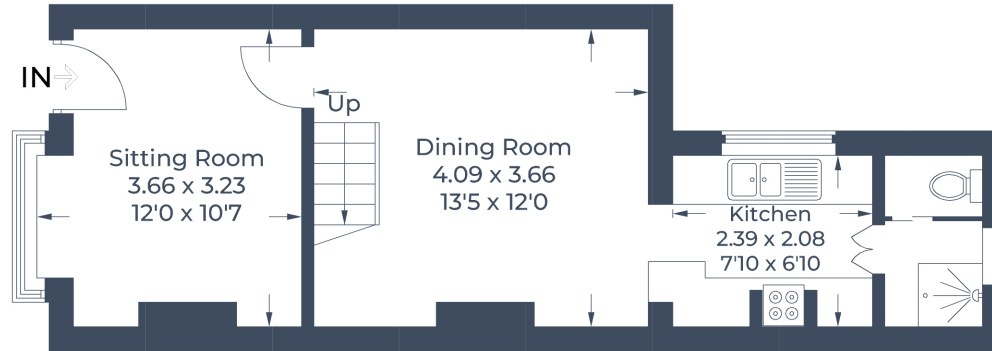




Approximate Gross Internal Area
 Ground Floor = 35.1 sq m / 378 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Total = 66.6 sq m / 717 sq ft



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		85
(81-91)	B		
(69-80)	C		64
(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

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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