



**Capswell Court**  
Hitchin,  
Hertfordshire, SG5 1ET  
Offers in Excess of £500,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

A beautifully presented three bedroom townhouse situated in a modern gated development close to Hitchin town centre.

This fine home is presented in stunning order throughout and offers well balanced and versatile accommodation spaciouly arranged over three floors. The ground floor features a fitted kitchen with built in Smeg appliances and a delightful living room which opens onto the low maintenance rear garden. On the second floor are two double bedrooms and family bathroom with the third bedroom occupying the third floor and has the benefit of it's own en-suite. Outside is a delightful south facing low maintenance decked garden with veranda as well as the added benefit of secure parking set behind gates.

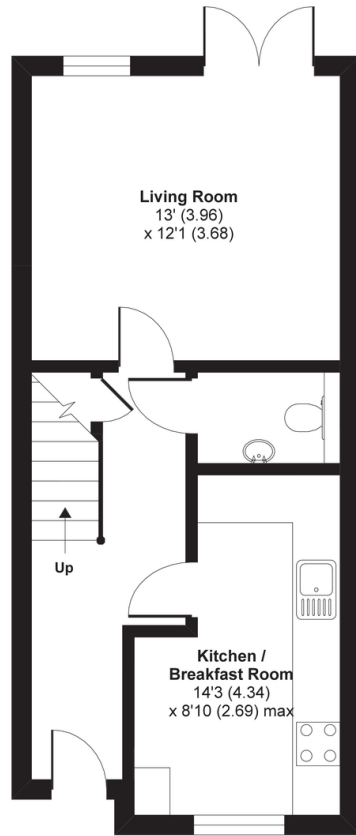
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A three bedroom family home
- Well presented throughout
- Close to town centre and within walking distance to the station
- Modern development with secure parking
- Low maintenance garden to the rear
- 0.2 miles, 5 min walk to Hitchin town centre (as per Google maps)
- 0.6 miles, 13 min walk to Hitchin train station (as per Google maps)

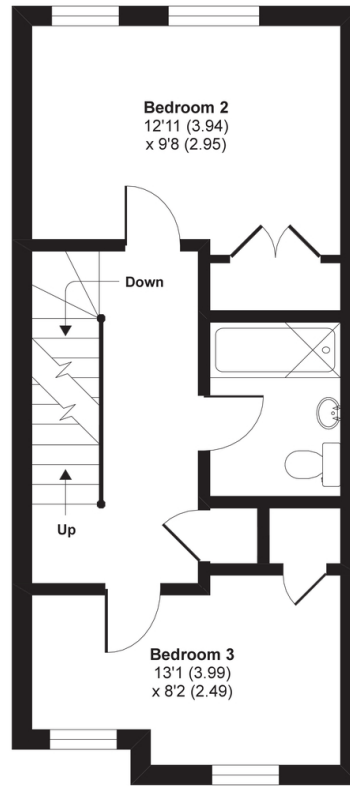




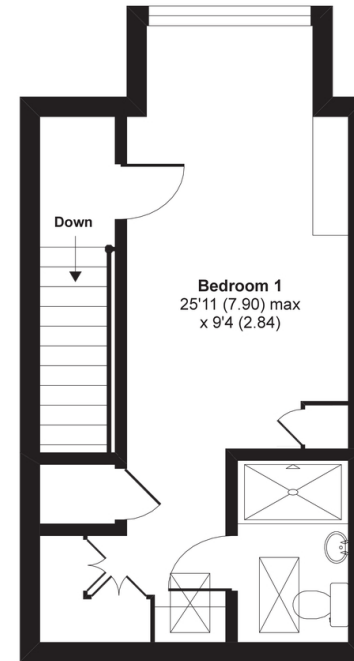
APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT 103.1 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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