



# Bucklersbury Mews

Bucklersbury, Hitchin,  
Hertfordshire, SG5 1BB  
Guide Price £335,000

country  
properties



A stylish one Bedroom Mews House in the Heart of Hitchin Town Centre.

Tucked away within a secure gated development in the heart of Hitchin town centre, Bucklersbury Mews is a beautifully presented one bedroom mews house offering stylish, low maintenance living in a highly convenient location. The ground floor to the property offers a kitchen/diner with separate lounge with remote controlled Velux windows with blinds and a w/c. The first floor provides a generous sized bedroom also with remote controlled Velux windows with blinds and bathroom.

This unique home combines character, privacy, and modern comfort, making it an ideal choice for first time buyers, downsizers, or those seeking a smart investment property with the property currently achieving £1,400pcm.

We have been informed by the vendor that the remaining lease on the property is 122 years. With a Service Charge of approx £1485.14 per annum and no Ground Rent. There is also 8 years left of the new build building warranty.

With its central position, secure setting, and generous living space, Bucklersbury Mews offers a rare opportunity to own a home that combines town centre convenience with peace and privacy.

Viewings highly recommended.

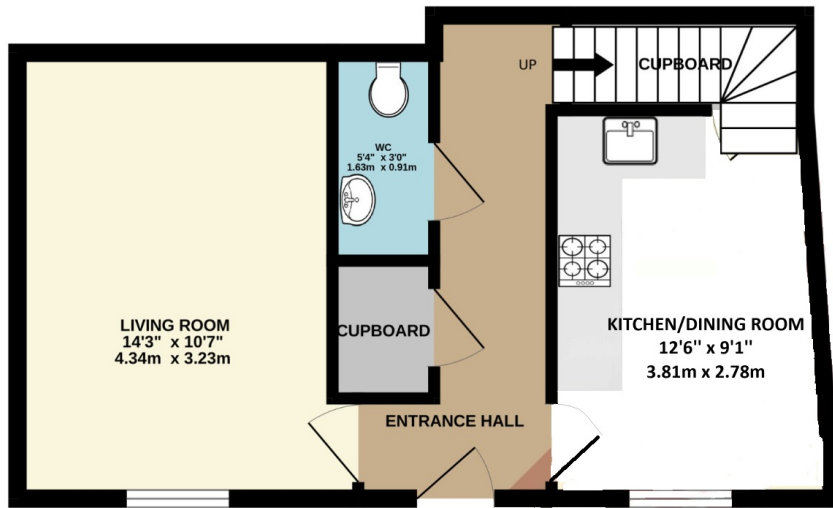
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Located in an exclusive, gated mews development
- Welcoming entrance hallway with downstairs cloakroom
- Open-plan kitchen/diner with modern units and integrated appliances
- Bright and spacious living area with plenty of natural light
- Large double bedroom with ample storage
- Stylish upstairs bathroom
- Gas central heating and double glazing throughout
- Prime town centre location just moments from shops, cafés, restaurants, and transport links

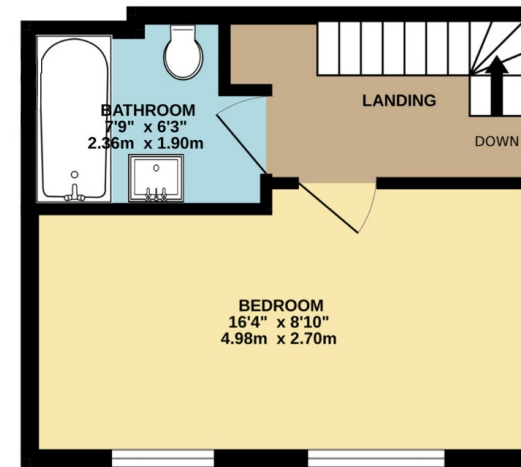




GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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	

TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing by appointment only

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