



# Kipling Close

Hitchin,  
Hertfordshire, SG4 0DU  
Guide Price £337,500

country  
properties

Situated within a quiet cul de sac location with views over the junior school playing field, this two bedroom terrace house is offered to the market with no onward chain and benefits from garage and parking to the rear.

To the ground floor is a bright and airy living/dining room with stairs leading to first floor and access into the kitchen/breakfast room. To the first floor are two double bedrooms and modern fitted bathroom suite. Outside is both a front and rear garden with gated access to parking and single garage.

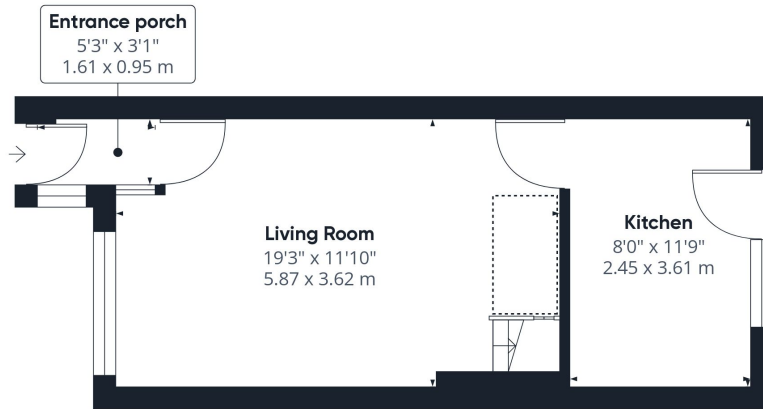
The property benefits from gas central heating, recently fitted carpets and double glazing throughout.

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.

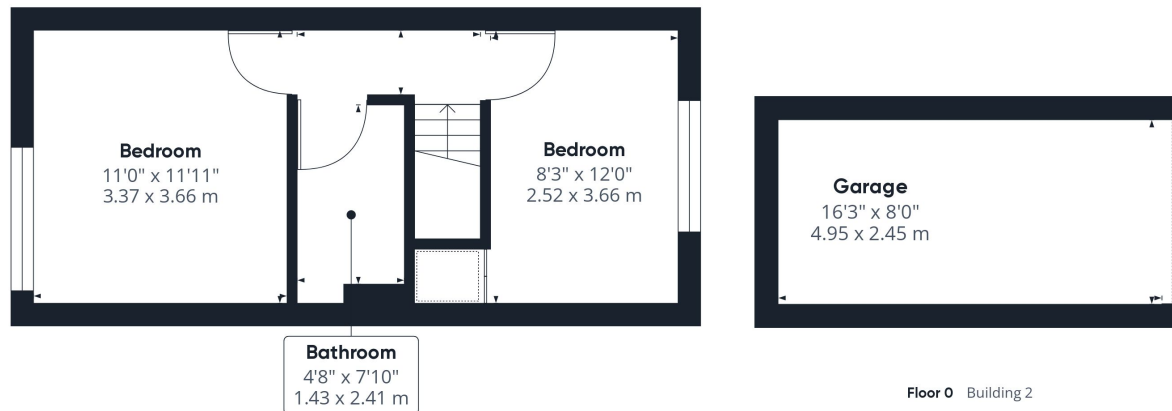
- No onward chain
- Two double bedrooms
- Garage and parking
- Front & rear gardens
- Ideal for first time buyer or Buy To Let Investor
- 1.0 mile, 23 mins walk to Hitchin train station (as per Google Maps)
- 1.4 miles, 33 mins walk to Hitchin town centre (as per Google Maps)







Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

769.23 ft<sup>2</sup>  
71.46 m<sup>2</sup>

**Reduced headroom**

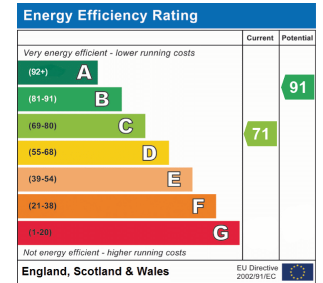
14.14 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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