



Peppermint Road

Hitchin,
Hertfordshire, SG5 1RY
Guide Price £300,000

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Perfectly positioned within walking distance of Hitchin's town centre, this apartment offers easy access to an array of shops, cafés, restaurants, and the historic market square. Excellent transport links, including Hitchin railway station, provide swift connections to London and surrounding areas, making it an ideal choice for commuters.

The second floor apartment features a bright and spacious open-plan living, dining, and kitchen space designed for both relaxation and entertaining. Large windows and a Juliet balcony allows natural light to fill the space. The modern kitchen space offers built in appliances and ample storage.

The property comprises two well-proportioned double bedrooms with the primary bedroom offering a large built in wardrobe. The bathroom is modern and includes a WC, wash hand basin and bath with shower attachment over.

The apartment includes designated, secure under-croft parking. Additionally, residents benefit from well-maintained communal areas and secure entry systems.

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 double bedrooms
- Second floor apartment
- Juliet balcony
- Secure under-croft parking
- Town Centre Location
- Walking distance to the station
- 0.2 miles, 4 mins walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 11 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



Second 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		
(81-91)	B		
(69-80)	C	81	83
(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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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