



42, Hanscombe End Road

Shillington, Hitchin,
Bedfordshire, SG5 3NB

50% share - Shared ownership £165,000

country
properties

This well presented two double bedroom shared ownership home with two allocated parking spaces is offered with NO CHAIN. Located in the popular village of Shillington and just a short drive to the market town of Hitchin with rail links into the City and Cambridge.

- Offered with no upward chain - just move in!
- 2 allocated parking spaces
- Village amenities include a shop/post office, two pubs, church and a sports/social club
- Two double bedrooms
- Private enclosed garden to rear with timber shed
- A short drive to the market town of Hitchin its amenities and rail links into the city

Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor. Doors into Kitchen, WC & Living/Dining room.

Kitchen

9' 2" x 8' 5" (2.79m x 2.57m) Fitted with a range of eye and base level units with upstands and complementary work surfaces over. space for washing machine. Integrated dishwasher. Electric oven with induction hob & stainless steel extractor over. Stainless steel sink/drain unit with mixer tap over. Gas boiler housed in cupboard. Double glazed window to front.

Cloakroom

Wash hand basin with vanity unit under, WC. Wood effect flooring. Radiator.

Living/Dining Room

16' 10" x 13' 4" (5.13m x 4.06m) Double glazed window to rear. Radiator. Under stairs storage cupboard. French doors opening onto rear garden.

First Floor

Landing

Loft hatch providing access to loft. Airing cupboard. Doors to all bedrooms & bathroom.



Bedroom 1

17' 0" x 9' 2" (5.18m x 2.79m) Two double glazed windows to rear. Radiator.

Bedroom 2

17' 0" x 9' 1" (5.18m x 2.77m) Two double glazed windows to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over & glass shower screen. Low level WC, pedestal wash hand basin. Partially tiled walls. Radiator.

Outside

Front Garden

Pathway leading to front door.

Rear Garden

Large paved patio area. Mainly laid to lawn. Garden shed (to remain). Gated access along pathway to front.

Parking

Two allocated parking spaces.

AGENTS NOTE

The property is currently Shared Ownership with Paradigm Housing. Current owner has a 50% share with advance rent payable on 50% share is £467 per month. Service Charge is £38.92pcm.

Paradigm advises there is 118 yr lease remaining.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

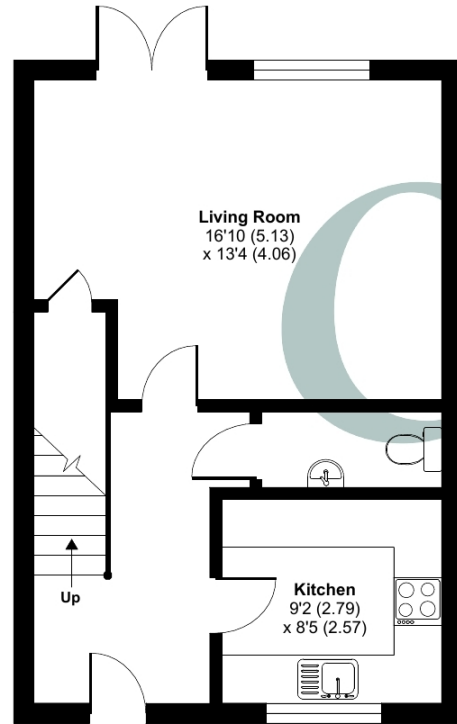
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

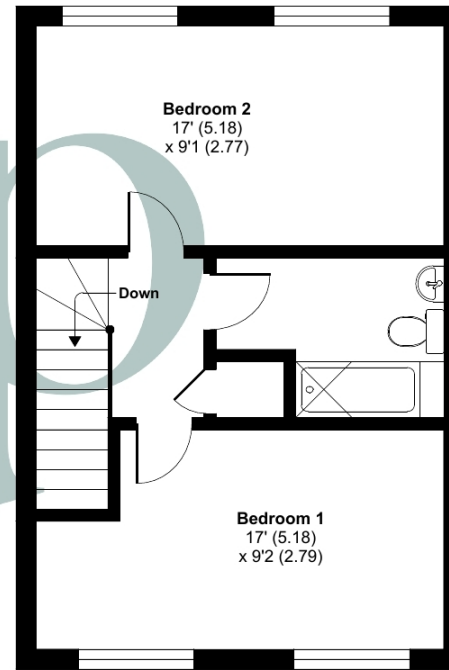


Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	96
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF:1356160

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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