



St Katherines Close

Ickleford, Hitchin,
Hertfordshire, SG5 3XS
Offers in excess of £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom end-terrace family home that offers tremendous scope for enhancement and extending, subject of course to the usual planning consents. The ground floor accommodation comprises of entrance hall, lounge with opening to the separate dining room and kitchen leading into the garden. Upstairs offers three good sized bedrooms and family bathroom. Outside is a private, large and enclosed north-west facing rear garden with side access which also has the benefit of an outbuilding useful for storage.

Offers should be submitted by email to: Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '10 St Katherine's Close, Ickleford, Hitchin, Herts SG5 3XS – OFFER'.

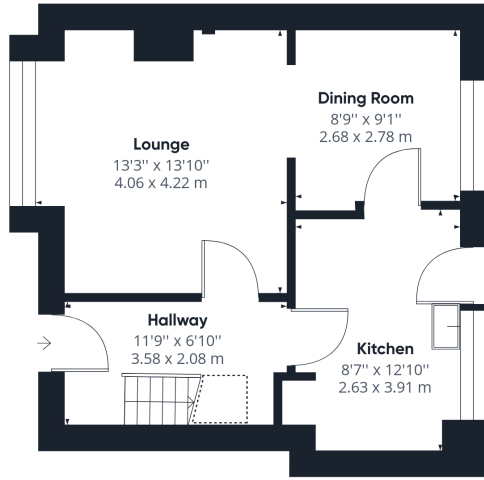
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

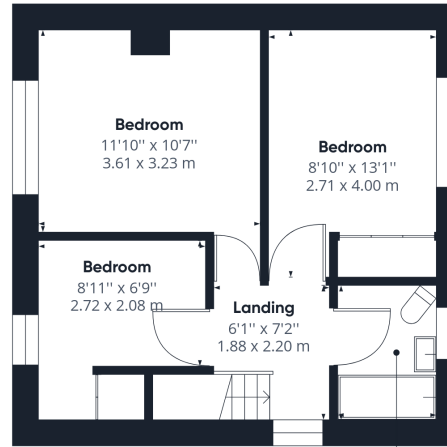
- Three bedroom end of terrace family home
- Potential to extend - subject to necessary planning approval
- Non traditional construction
- 6 mins, 2 mile drive to Hitchin town centre (as per Google maps)
- 8 mins, 2.4 mile drive to Hitchin train station (as per Google maps)
- In need of modernisation throughout



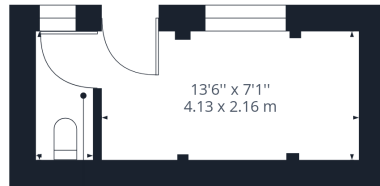




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1000.98 ft²
92.99 m²

Reduced headroom

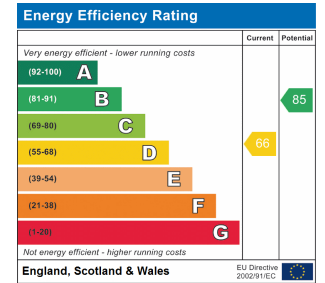
14.04 ft²
1.30 m²

(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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www.country-properties.co.uk

