



Cannon House, Queen Street, Hitchin, Hertfordshire. SG4 9TX





2 Bedroom Flat £250,000 Leasehold

A second floor, two bedroom apartment, with double bedroom. Located centrally within the town centre with a separate garage at the rear. The apartment benefits from no onward chain, and is a superb investment opportunity or ideally located for commuting.



- Hallway
- Two double sized bedrooms
- Kitchen
- Light and airy living room
- Bathroom with bath and shower
- Separate WC
- Garage
- Bike shed
- Chain free
- EPC rating D. Council tax band B

Ground Floor

Communal Entrance:

Access is gained via a security entry system then take the stairs to the second floor. Front Door. Wooden flooring.

Entrance Hall:

Radiator. Wooden flooring. Doors to all rooms.

Living Room:

Abt. 4.99m x 3.53m (16' 4" x 11' 7") A light and airy living room with double glazed window. Radiator. Wooden flooring.

Kitchen:

Abt. 3.39m x 2.02m (11' 1" x 6' 8") Fitted with a range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Space for electric cooker. Plumbing for automatic washing machine. Wall mounted gas boiler. Tiled splash areas. Double glazed window. Tiled flooring.

Bedroom One:

Abt. 3.1m x 3.55m (10' 2" x 11' 8") Double glazed window. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 3.7m x 2.86m (12' 2" x 9' 5") Double glazed window. Built-in wardrobe. Radiator. Carpet as fitted.

Bathroom:

Abt. 2.23m x 1.48m (7' 4" x 4' 10") A white suite comprising panelled bath with shower over and pedestal wash hand basin. Tiled splash areas. Radiator. Double glazed window. Tiled flooring.

Separate WC:

Abt. 2.27m x 0.81m (7' 5" x 2' 8") A white low level WC. Radiator. Double glazed window. Tiled flooring.

Outside

Garage:

A single garage en-bloc to the rear.

Bike Shed:

A secure bike shed en-bloc.

Agent Note:

Draft particulars yet to be approved by Vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.