



# Lancaster Road

Hitchin,  
Hertfordshire, SG5 IPE  
Guide Price £600,000

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properties

A beautifully presented three bedroom Victorian terrace house conveniently located within easy access of the town centre and station.

Presented in stunning condition throughout, this fine home boasts modern open plan living whilst still obtaining many original features throughout. The ground floor features spacious open plan living / dining room which leads into the fitted kitchen and the stylish family bathroom with the three bedrooms are located on the first floor. To the rear is a wonderful, mature and well maintained generous rear garden.

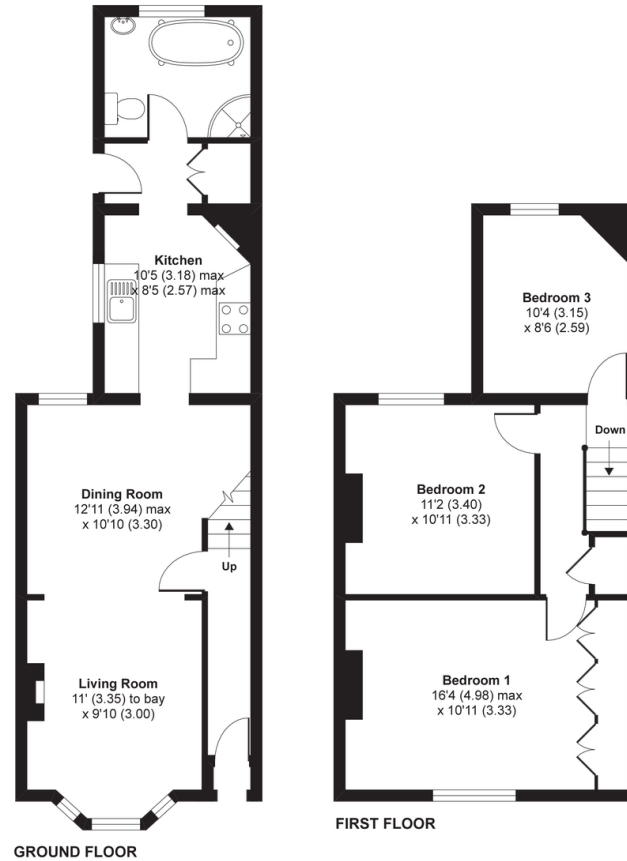
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A beautifully presented Victorian mid-terrace home
- Three bedrooms
- Period features and character throughout
- Open plan living and dining area with bay window to front
- Modern kitchen and downstairs bathroom
- A mature and well maintained rear garden of approx. 120ft long
- Planning permission for single storey rear extension
- Further potential to extend and convert (STPP)
- 0.3 miles, 6 min walk to Hitchin town centre (as per Google maps)
- 0.8 miles, 16 min walk to Hitchin train station (as per Google maps)





APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT 87.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(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

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