



Shepherds Mead, Hitchin, Hertfordshire.





2 Bedroom Maisonette

Guide Price £215,000 Leasehold

This spacious maisonette with accommodation over two floors and located within easy access to the town centre and station has been partially refurbished to include a refitted kitchen, refitted bathroom and refitted cloakroom, although there is still scope to stamp your own mark with decoration and flooring.

Offered for sale chain free this property would make an ideal first-time or investment purchase and comprises internally of a large, light and airy living room, a refitted kitchen with integrated oven and hob and a refitted cloakroom on one level, with the upper level providing two double bedrooms and a refitted bathroom. Externally there is a secure storage shed, garage en bloc and communal gardens.

- Spacious duplex maisonette
- Two double bedrooms
- Refitted kitchen
- Refitted bathroom
- Refitted cloakroom
- Light and airy living room
- Garage
- Lease to be extended prior to completion
- Chain free
- EPC rating E. Council tax band B

Ground Floor:**Entrance:**

External stairs to first floor.

First Floor Entrance:

Double glazed front door. Double glazed window to side. Wall-mounted electric night storage heater. Stairs to the second floor.

Second Floor:**Landing:**

Stairs to third floor. Doors to living room and cloakroom.

Cloakroom:

A recently refitted suite comprising vanity unit with inset wash hand basin and low-level WC. Double glazed window to rear. Overstairs storage cupboard. Tiled flooring.

Living Room:

Abt. 18' 2" x 14' 7" (5.54m x 4.45m) A large living room with a double glazed window to front. Two wall-mounted electric night storage heaters. Coved ceiling.

Kitchen:

Abt. 8' 10" x 7' 8" (2.69m x 2.34m) A recently refitted kitchen comprising a good range of eye and base level units with

ample roll top work surface. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for washing machine. Double glazed window to rear. Tiled flooring.

Third Floor:**Third Floor Landing:**

Loft access. Airing cupboard. Large storage cupboard.

Bedroom One:

Abt. 14' 8" x 10' 10" (4.47m x 3.30m) Double glazed window to rear. Coved ceiling.

Bedroom Two:

Abt. 11' 9" x 9' 7" (3.58m x 2.92m) Double glazed window to front. Built-in cupboard.

Bathroom:

A recently refitted suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash basin and low-level WC. Double glazed window to front. Fully tiled walls and flooring.

Outside:**Storage Cupboard:**

A secure storage cupboard.

Garage:

A single garage en bloc with up and over door.

Additional Information:**Lease Details:**

Approx 82 years remaining. The lease will be extended prior to completion at the sellers expense.

Service charge: £82 per month.

Ground rent: £0

Location and Amenities:

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 facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

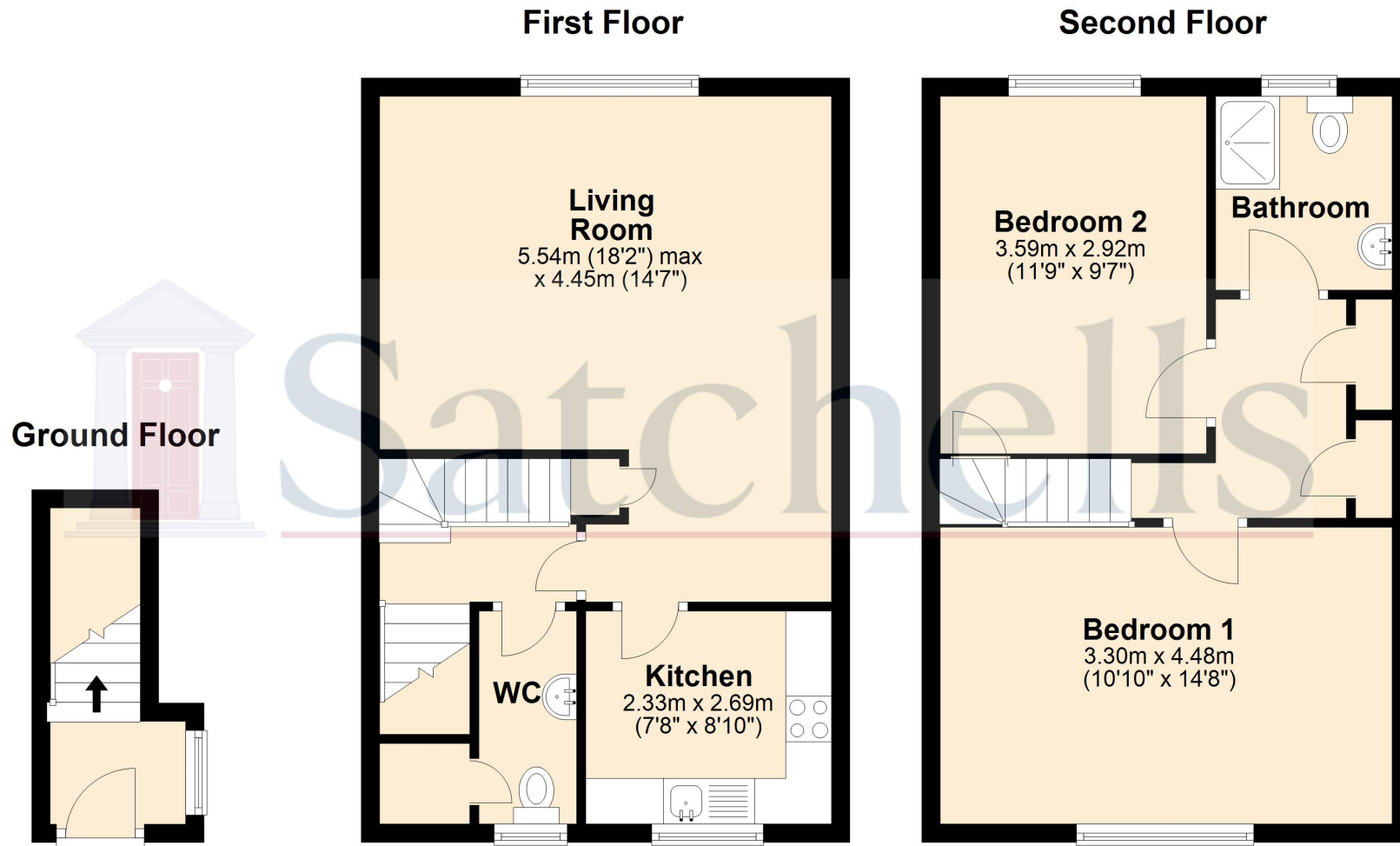
Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.





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For illustrative 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.