



Milestone Road, Hitchin, Hertfordshire. SG5 2SZ







## 2 Bedroom Apartment

### Guide Price £250,000

### Share of Freehold

Located on the outskirts of Hitchin, is this spacious ground floor apartment that is offered to the market CHAIN FREE!

The internal accommodation comprises entrance hall, a light and airy living room, a kitchen with integrated appliances, and a modern family bathroom. Two good size bedrooms with bi-fold doors into the spacious private garden. Further benefits include a private garden, double glazing, two allocated parking spaces and no road restrictions. A fantastic apartment that must be viewed.

- Beautifully present ground floor apartment
- Two good size bedrooms
- Light and airy living room
- Bi-fold doors
- Contemporary fitted kitchen
- Private garden
- Double glazing
- Allocated parking for two cars
- Chain Free
- EPC rating-C Council tax band A

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

Storage cupboard. Radiator. Carpet as fitted. Doors to living room and kitchen.

### **Living Room:**

Abt. 13' 6" x 12' 5" (4.11m x 3.77m) A spacious living room with double glazed window to front. Television point.

Contemporary vertical radiator. Carpet as fitted.

### **Kitchen:**

Abt. 8' 3" x 8' 11" (2.52m x 2.71m) A modern fitted kitchen comprising a good range of eye and base level 'High Gloss' units with ample worktops. Single drainer stainless steel sink unit.

Built-in induction hob, eye level double electric oven and extractor hood. Integrated dishwasher and fridge/freezer.

Plumbing for automatic washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window to side. Inset ceiling lights. Amtico flooring.

### **Bathroom:**

A white three piece suite comprising a 'P' shaped shower bath with mixer tap, rainfall shower over and glass screen, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Extractor fan. Heated towel rail. Inset ceiling lights. Tiled flooring.

### **Bedroom One:**

Abt. 10' 2" x 9' 11" (3.03m x 3.10m) A light and airy bedroom with bi-fold doors leading out to the rear garden. Television point. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 10" x 8' 5" (2.99m x 2.56m) Double glazed window to rear. Television point. Contemporary vertical radiator. Carpet as fitted.

### **Outside**

#### **Rear Garden:**

A private and enclosed rear garden with a paved patio area leading to an established lawn. Gated side access.

#### **Parking:**

A block paved frontage provides off road parking for two cars.

**Agents Note:**

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



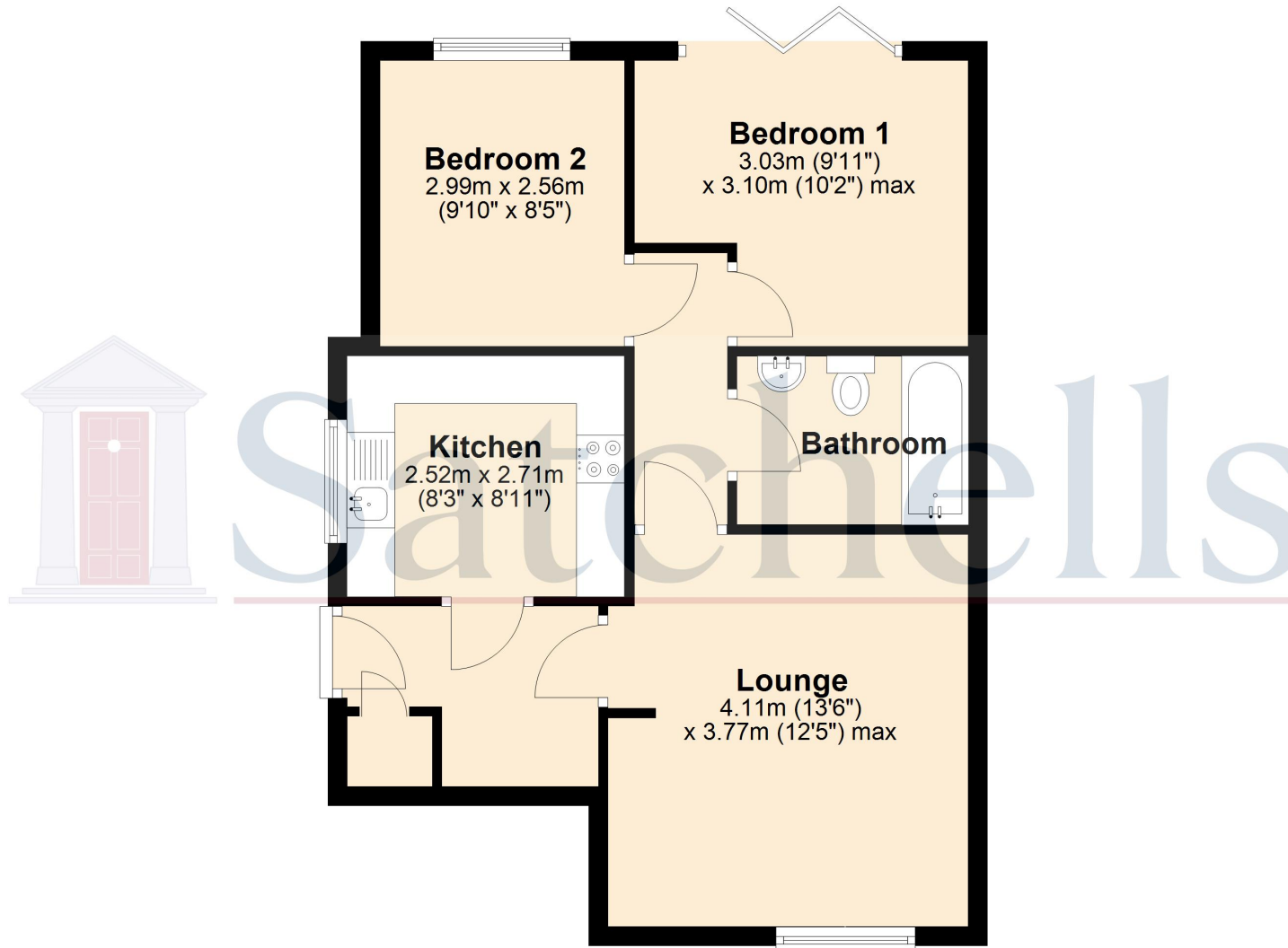




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.