



Periwinkle Lane

Hitchin,
Hertfordshire, SG5 1TZ
Guide Price £475,000

country
properties

A charming three bedroom terrace home located in a convenient location providing easy access to the town centre and station.

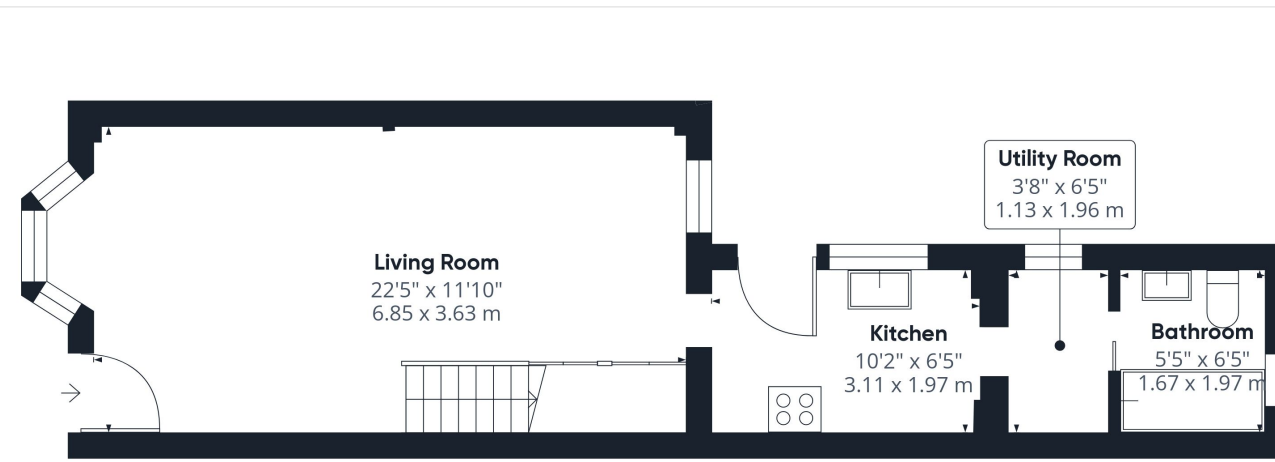
Presented in good order throughout, this fine home offers well balanced accommodation arranged over two floors. The ground floor features a open plan living / dining room with separate kitchen, utility and bathroom with the three bedrooms located on the first floor. Outside is a wonderfully private and enclosed 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.

- Open plan living / dining room
- Separate kitchen
- Three bedrooms
- Victorian character property
- Convenient location
- 0.7 miles, 15 min walk to Hitchin train station (as per Google maps)
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)







Floor 0



Floor 1

Approximate total area¹⁾
726.3 ft²
67.48 m²

Excluding balconies and terraces

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(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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