



## Cooks Way

Hitchin | Hertfordshire | SG4 0JL

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# COOKS WAY

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## Property Description

We are delighted to offer for sale this well presented and modern two double bedroom mid terrace home. The property is ideally situated for access to the mainline train station and is within walking distance of the town centre.

The property boasts a modern fitted kitchen, a cloakroom, a well presented bathroom, an enclosed rear garden and two parking spaces to the rear, one of which is under a car port.

Viewing is strongly advised to avoid missing this great first time buy/investment purchase.

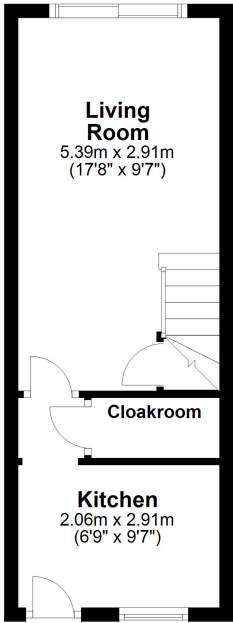
**£330,000 Freehold**



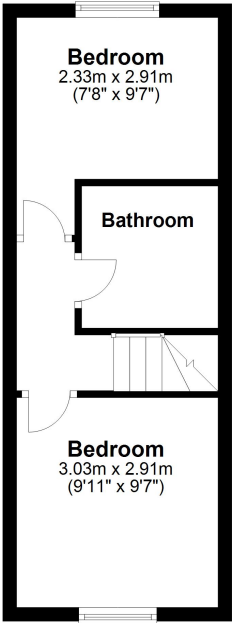




**Ground Floor**  
Approx. 24.8 sq. metres (267.0 sq. feet)



**First Floor**  
Approx. 24.8 sq. metres (267.0 sq. feet)

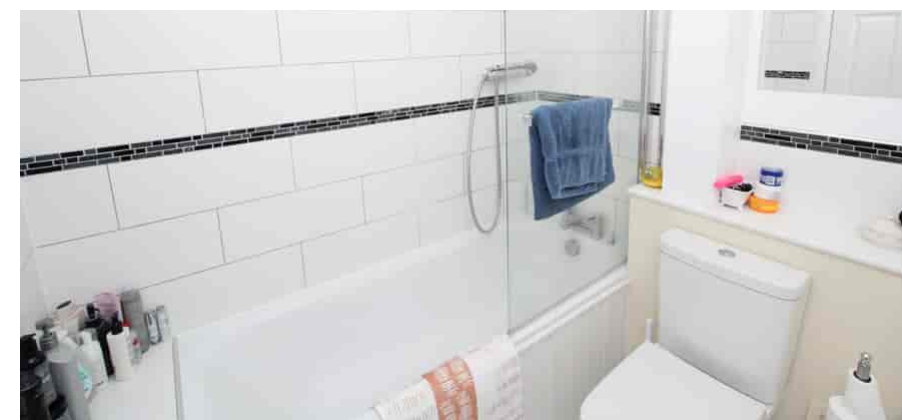


Total area: approx. 49.6 sq. metres (534.0 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.

Plan produced using PlanUp.





- Two Double Bedrooms, one with fitted wardrobes
- Downstairs Cloakroom
- Enclosed Rear Garden
- Carport To Rear
- Fitted Kitchen
- Close Proximity to Train Station
- Walking Distance to the Town Centre

EPC Rating: C

Stonegate Estate Agents

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