Balmoral Road

Hitchin,
Hertfordshire, SG5 1XG
Guide Price £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

A two double bedroom Victorian terrace house situated in the popular Balmoral Road in Hitchin. Within walking distance to Hitchin town centre and train station this property benefits from two reception rooms, a newly fitted kitchen with cloakroom to the rear and a first floor family bathroom. CHAIN FREE.

- A Victorian mid-terrace house
- Modern finish throughout
- Two double bedrooms to the first floor
- Original period features and character
- Upstairs bathroom and downstairs cloakroom
- Chain Free
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)

Ground Floor

Living Room

12' 2" x 12' 1" (3.71m x 3.68m)
Feature fireplace. Exposed floorboards. Bay window to front.

Dining Room

13' 9" x 12' 0" (4.19m x 3.66m)
Brick chimney breast with wooden mantle, feature fireplace. Stairs to first floor. Window to rear. Door to kitchen.

Kitchen

9' 2" x 5' 11" (2.79m x 1.80m)
A range of newly fitted floor and wall mounted units with worktop over. Inset sink with mixer tap. Integrated electric oven with hob. Space and services for dishwasher and washing machine. Window to side. Walk through to rear lobby.

Rear Lobby

Space and services for fridge/freezer. Door to side leading onto patio.

Cloakroom

A white with chrome effect suite comprising wash hand basin and W.C. Frosted window to side.

First Floor

Landing

Loft hatch.

Bedroom One

13' 10" x 10' 5" (4.22m x 3.17m)
Storage cupboard housing hot water cylinder. Window to front.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)
Storage cupboard housing hot water cylinder. Window to rear.

Bathroom

A white with chrome effect suite comprising wash hand basin, panel bath and W.C. Frosted window to rear.

Outside

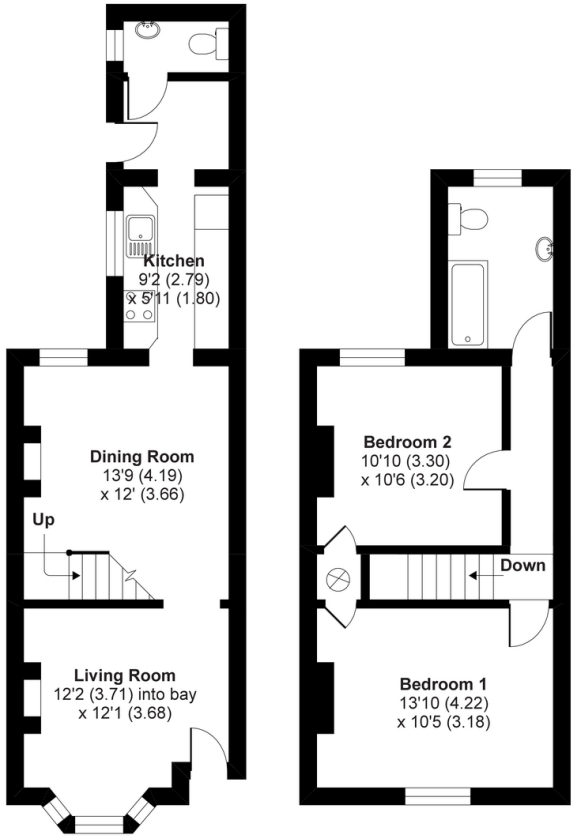
Front Garden

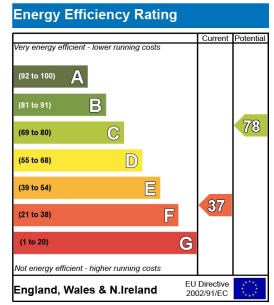
Path to front door with wooden fence to front and side. Mature shrub to front. Shared side access through alleyway to rear garden.

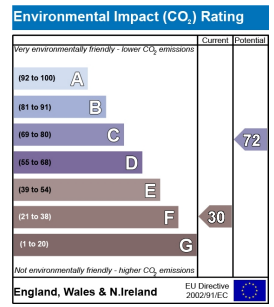
Private Rear Garden

Patio area with a mainly laid to lawn to rear. Plants, shrubs and trees to boundaries. Shed to rear.

APPROX. GROSS INTERNAL FLOOR AREA 825 SQ FT 76.6 SQ METRES







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Viewing by appointment only

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