



Strathmore Road

Whitwell, Hitchin,
Hertfordshire, SG4 8AU
O.I.E.O £356,250

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom end of terrace family home in the popular village of Whitwell offered for sale with no onward chain. The property offers tremendous scope for extension and enhancement, subject of course to the usual planning consents. The ground floor accommodation comprises of entrance hall, lounge with separate dining room and kitchen. Upstairs offers three good sized bedrooms and family bathroom. Outside is a private and enclosed south-west facing rear garden with amazing views and rear access and an outbuilding with toilet facilities.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a general store for day-to-day needs, popular primary school, doctors surgery and two pubs. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (5.4 miles) and Harpenden (approx. 5.7 miles) together with mainline rail services to London.

Offers should be submitted by email to: daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '52 Strathmore Road, Whitwell, Herts SG4 8AU – OFFER'.

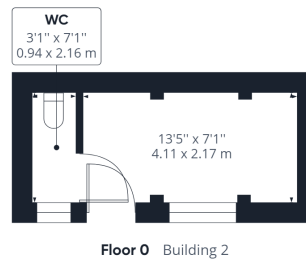
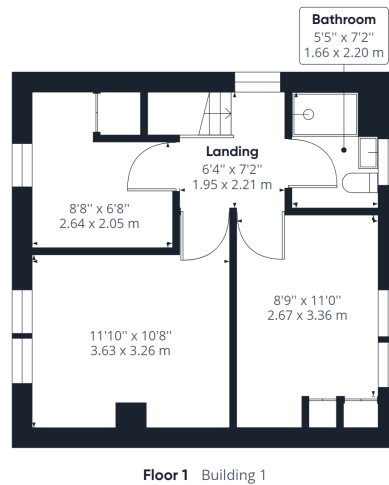
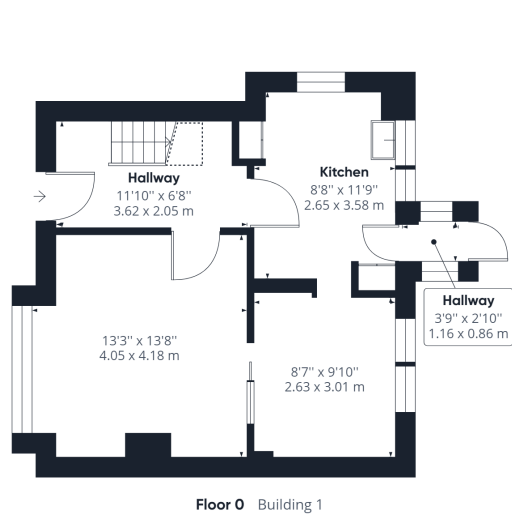
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Three bedroom end of terrace family home
- Potential to extend subject to any necessary planning permission
- In need of modernisation
- Sought after village location
- Views across countryside
- Non traditional construction
- Chain free
- 6.6 miles, 16 min drive to Hitchin town centre (as per Google maps)







Approximate total area⁽¹⁾

1000.00 ft²
92.90 m²

Reduced headroom

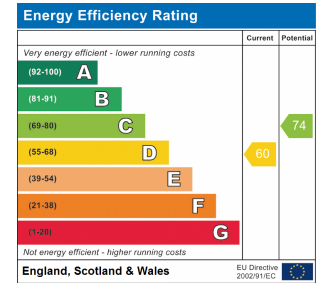
12.94 ft²
1.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

