



Balmoral Road

Hitchin,
Hertfordshire, SG5 1XQ
Guide Price £550,000

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This well presented three-bedroom period property is set on the ever popular location of Balmoral Road, often chosen for its central presence and easy access to Hitchin town centre, train station, school catchments and local amenities. The property showcases the perfect blend of character and modern living from sash style windows and feature fireplaces to its cottage style fitted kitchen. The accommodation starts with a beautiful bay fronted living room with log burner. This leads through to the separate dining room which includes a door to the stairs leading to the first floor. The country style kitchen has been fitted with a range of base and eye level units and provides patio doors leading onto the rear garden.

On the first floor there are two bright and airy bedrooms and a spacious family bathroom containing W.C, wash hand basin and bath with overhead shower. On the second floor is a wonderful double bedroom and additional space for an office or storage. Outside is a private enclosed rear garden mainly laid to lawn and two patio spaces.

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 many outstanding primary and secondary schools. There is also a mainline railway station providing direct access to London and Cambridge.

- No onward chain
- Three bedroom character property
- Two reception rooms
- Spacious family bathroom
- Great condition throughout
- 1.0 mile, 21 min walk to Hitchin train station (as per Google maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google maps)

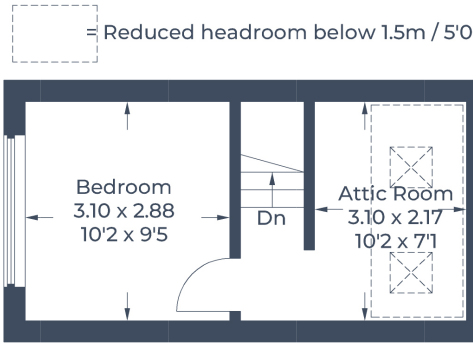




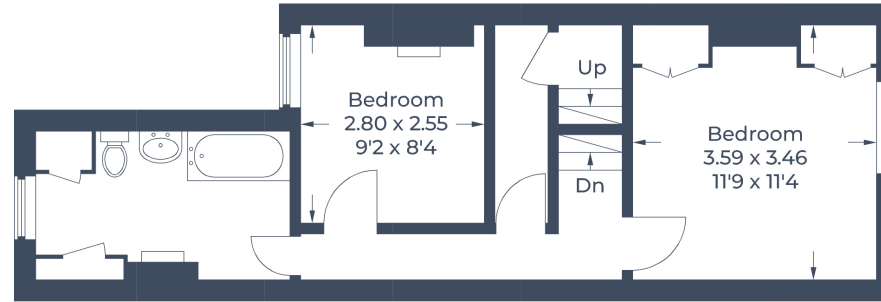
Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 37.2 sq m / 400 sq ft
 Second Floor = 19.4 sq m / 209 sq ft
 Total = 98.9 sq m / 1,064 sq ft



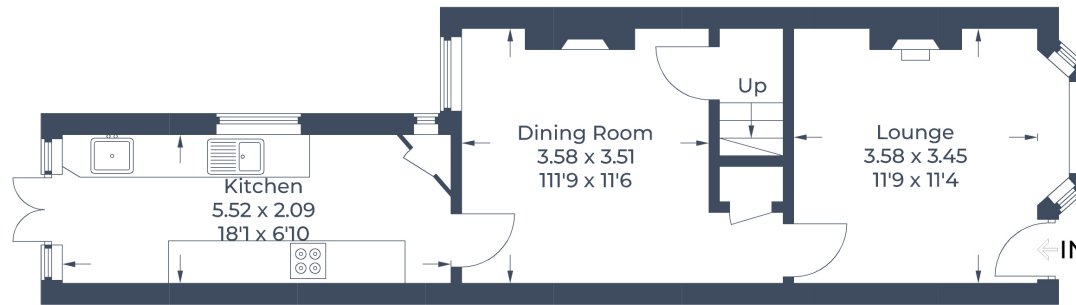
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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

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