



9, Hillfoot Road

Shillington, Hitchin,
Bedfordshire, SG5 3NH
O.I.E.O £325,000

country
properties

Set in the popular village of Shillington on the Hertfordshire/Bedfordshire borders, this character CHAIN FREE two bedroom property dates back to 1850 and is located in the heart of this sought after village.

- No upper chain !
- Oozing character and charm - right in the Heart of the village
- Downstairs shower room
- Courtyard garden and generous off set garden
- A short stroll to highly regarded local schooling
- A short stroll to village amenities including local pub, convenience store/Post office and village hall

Ground Floor

Living Room

12' 0" x 11' 7" (3.66m x 3.53m) Enter into living room. Feature original Victorian style working fire with quarry tiled hearth. Built in alcove cupboards. Double glazed window to front. Door into kitchen.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m) Single glazed window to rear and side. Range of eye and base level units with complementary worksurfaces over. Electric oven and hob with stainless steel extractor over. Stainless steel sink/drain unit with mixer tap over. Space for fridge freezer. Stairs rising to first floor. Part glazed door into inner lobby,

Inner Lobby

Latch door into shower room. Part glazed door to rear. Tiled flooring.

Shower Room

Single glazed window to rear. Three piece suite comprising wc, wash hand basin with vanity under. Separate shower cubicle. Heated towel rail. Tiled flooring

First Floor

Landing

Door into Bedroom 1 and 2. Cupboard housing gas boiler.



Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front. Radiator. Feature original Victorian open fireplace. Exposed floor boards.

Bedroom 2

9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to rear. Radiator. Exposed floor boards.

Outside

Front Garden

Pathway leading to front door. Dwarf brick wall, small garden area with shrub planting.

There is no allocated parking with the property, however there are a number of off road parking spaces opposite the property that are on a first come first served basis.

Rear Garden

Courtyard area to rear of property leads to brick built workshop/Utility area. Gate provides access to shared paved pathway leading to off-set garden.

Off set garden.

Fully enclosed with paved patio area with pergola with various shrub and tree borders, Mainly laid to lawn. Further paved seating area.

Utility Area

8' 8" x 5' 4" (2.64m x 1.63m) Door access into Utility area with opening leading into workshop.

Workshop

8' 8" x 8' 8" (2.64m x 2.64m) Two windows to side. Fitted with power and light.

Agents Note

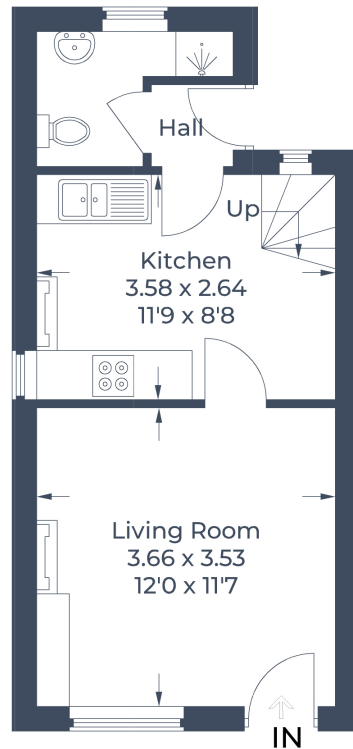
There is a pedestrian right of way for the neighbouring property no 11 - we would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

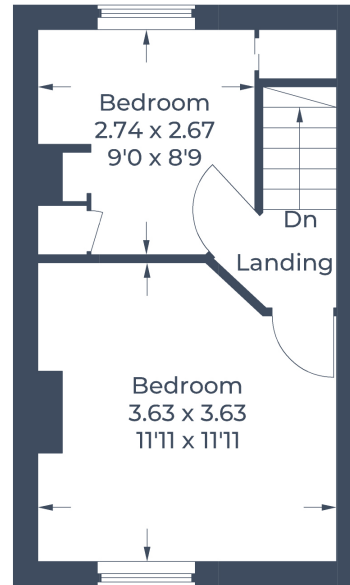
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



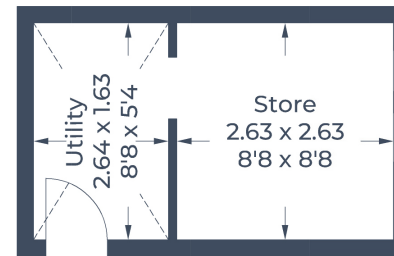
Approximate Gross Internal Area
Ground Floor = 28.2 sq m / 303 sq ft
First Floor = 23.7 sq m / 255 sq ft
Utility / Store = 11.7 sq m / 126 sq ft
Total = 63.6 sq m / 684 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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