



Lancaster Road
Hitchin,
Hertfordshire, SG5 1PD
Guide Price £425,000

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Offered with no onward chain, this three bedroom character property offers an exciting opportunity for buyers looking to place their own stamp on a home in one of Hitchin's most desirable residential areas.

Full of charm and potential, the ground floor features a welcoming living room, a separate dining room, and a kitchen with useful utility space. A downstairs bathroom completes the layout on this level.

Upstairs, the first floor provides a generous primary double bedroom and a second bedroom, which leads through to the third, an ideal configuration for a nursery, dressing room, home office, or adaptable guest space.

Outside, the property benefits from a spacious, sectioned rear garden, offering excellent scope for landscaping, outdoor entertaining, or future enhancement.

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 highly regarded girls' and boys' schools and a co-educational school. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

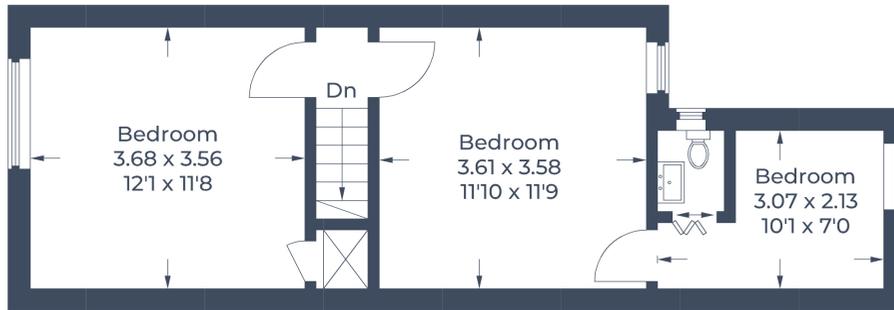
- No onward chain
- Popular residential location
- Character three bedroom home
- Two reception rooms
- Spacious rear garden
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.9 miles, 17 min walk to Hitchin train station (as per Google Maps)



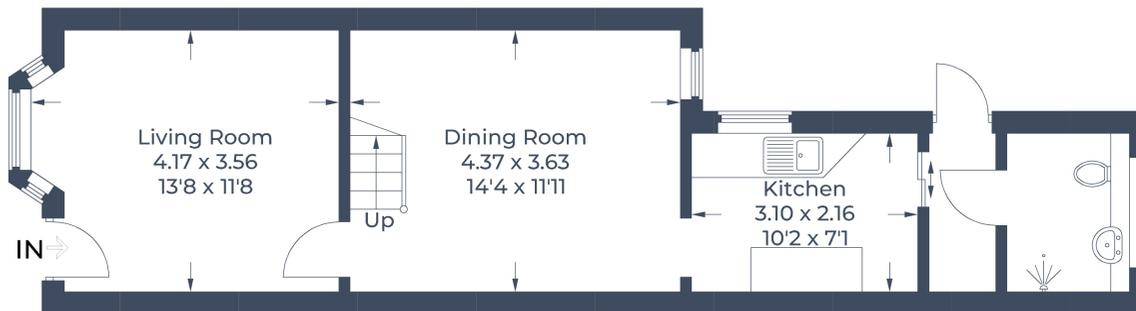




Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 Total = 79.6 sq m / 857 sq ft



First Floor



Ground Floor

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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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