



Rands Meadow

Holwell, Hitchin,
Hertfordshire, SG5 3SH
Offers in excess of £250,000

country
properties

A two bedroom semi detached village home in need of refurbishment. The ground floor accommodation comprises of entrance hall, living room, kitchen with door to a side extension. Upstairs offers two good sized bedrooms. The property enjoys a generous plot with the rear garden backing on to the village cricket pitch and front garden space.

Note: this property is of non standard construction

Holwell is situated just under three miles from Hitchin town Centre with its extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross in London.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '48 Rands Meadow, Holwell, Hitchin SG5 3SH - OFFER'. Closing date, close of business on Monday 9th June 2025. The vendor reserves the right to accept an offer before the closing date.

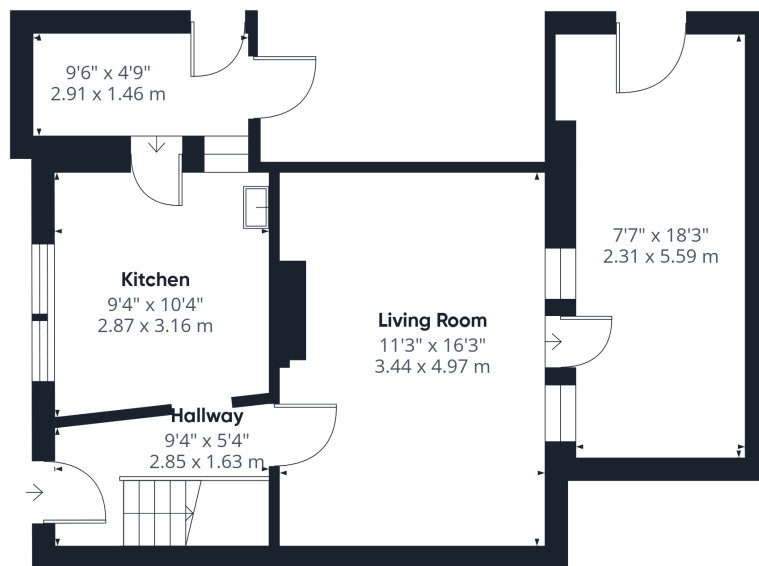
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer 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.

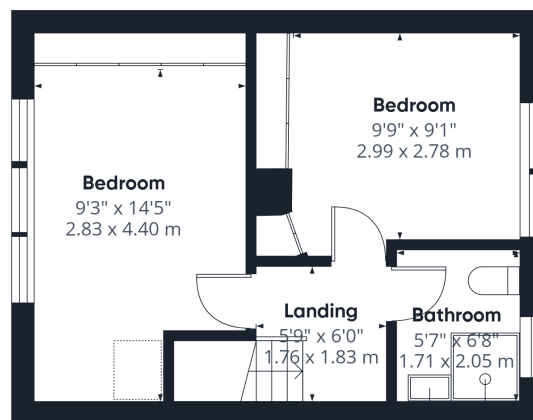
- Two bedroom semi detached home
- In need of modernisation
- Sought after village of Holwell
- Large rear garden
- 3.5 miles, 9 mins drive to Hitchin town centre (as per Google maps)P
- 3.8 miles, 10 min drive to Hitchin train station (as per Google maps)







Floor 0



Floor 1

Approximate total area⁽¹⁾

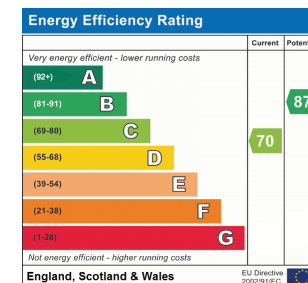
836 ft²
77.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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www.country-properties.co.uk

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