



Dukes Lane

Hitchin,
Hertfordshire, SG5 1TP
Guide Price £300,000

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A characterful two bedroom cottage situated on a quiet one-way street positioned between Hitchin Town Centre and railway station.

To the ground floor is a living room with fireplace and kitchen/dining room with storage cupboard and door into courtyard garden. The first floor offers a primary double bedroom, further single and three piece bathroom suite.

Outside is a courtyard garden space and access to an external storage cupboard.

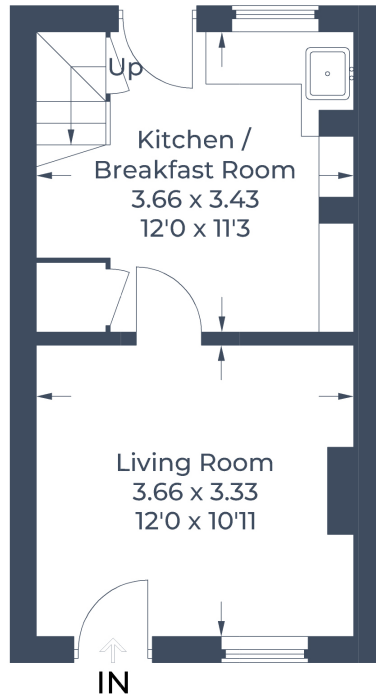
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- Victorian Cottage
- Two bedrooms
- Upstairs bathroom
- Rear courtyard
- 0.5 mile, 3 mins walk to Hitchin town centre (as per Google maps)
- 0.7 miles, 7 mins walk to Hitchin train station re (as per Google maps)

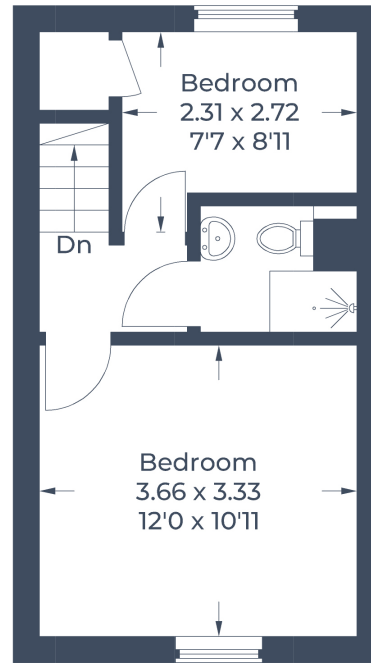




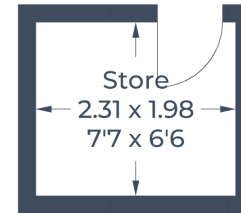
Approximate Gross Internal Area
 Ground Floor = 25.6 sq m / 275 sq ft
 First Floor = 25.4 sq m / 273 sq ft
 Store = 6.0 sq m / 64 sq ft
 Total = 57.0 sq m / 612 sq ft



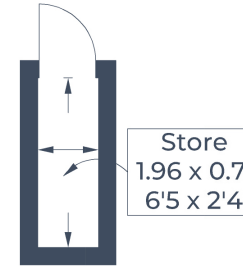
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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