

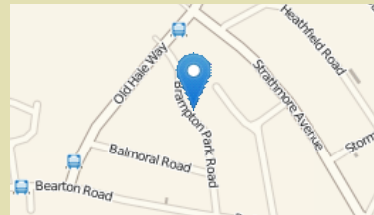
GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ FT.
(45.0 SQ M.)

WILTON ROAD, HITCHIN, HERTS, SG5 1SS
TOTAL APPROX. FLOOR AREA 842 SQ FT. (78.2 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 62014.



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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A character three bedroom house situated in a cul-de-sac location within walking distance of the town centre.

- Separate reception rooms
- Enclosed garden with back gate
- Double glazed conservatory
- Off road parking
- Fitted kitchen
- No chain

Ground Floor

Hall Door to front, radiator, stairs to first floor

Living Room 13' 10" x 11' (4.22m x 3.35m)
Fireplace with wooden mantle, radiator, double glazed window to front

Dining Room 10' 11" x 10' 7" (3.33m x 3.23m)
Radiator, double glazed window and door to rear, open plan to:

Kitchen 11' x 6' (3.35m x 1.83m)
Fitted with stainless steel single drainer sink unit with mixer taps and cupboard under. Further range of matching base and eye level units providing roll top work surfaces. Plumbing for automatic washing machine and dish washer. Double glazed window to rear

Conservatory 11' 6" x 10' 3" (3.51m x 3.12m)
Double glazed windows to three aspects, double glazed door to garden, radiator wooden floor

First Floor

Bedroom One 11' x 10' 7" (3.35m x 3.23m)
Cupboard with wall mounted gas fired boiler servicing domestic hot water and radiator heating, radiator, double glazed window to rear

Bedroom Two 10' 11" x 10' 3" (3.33m x 3.12m)
Radiator, double glazed window to front

Bedroom Three 8' 2" x 6' 4" (2.49m x 1.93m)
Double glazed window to rear

Bathroom 8' x 6' (2.44m x 1.83m)
Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., radiator, frosted double glazed window to rear

Outside

Rear Garden Block paved area, garden laid to lawn, timber shed, gated access to rear to pathway