



Benchley Hill

Hitchin,
Hertfordshire, SG4 0NL
£360,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom semi-detached family home that offers tremendous scope for enhancement and extending, subject of course to the usual planning consents. The ground floor accommodation comprises of entrance hall, lounge with separate dining room and kitchen. Upstairs offers three good sized bedrooms and family bathroom. Outside is a private and enclosed north-west facing rear garden with side access leading to drive way for off-road parking while also has the benefit of outbuildings useful for storage.

Offers should be submitted in writing or by email using the tender form to: Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '19 Benchley Hill, Hitchin, Herts SG4 0NL – OFFER'. The tender form must be completed in full. Closing date, close of business on 11th September 2023. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

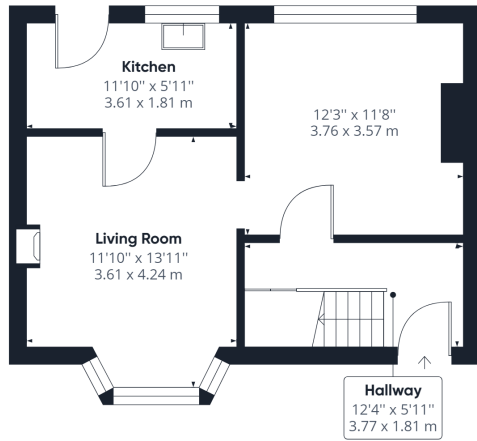
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer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

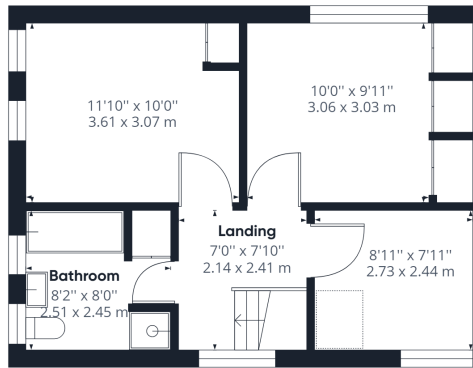
- Three bedroom semi detached family home
- Two reception rooms
- In need of modernisation
- Potential to extend subject to any necessary planning permission
- 1 mile, 21 min walk to Hitchin train station (as per Google maps)
- 1.6 mile, 33 min walk to Hitchin town centre (as per Google maps)
- Chain free
- Informal tender - closing date 11th September 2023



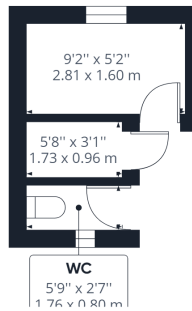




Floor 0 Building 1



Floor 1 Building 1



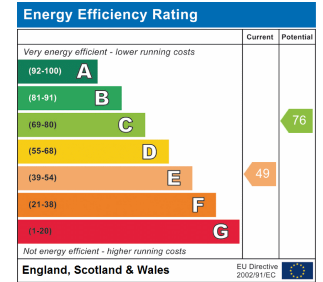
Floor 0 Building 2

Approximate total area⁽¹⁾
 954.77 ft²
 88.70 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.

GIRAFFE360



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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

