



Salisbury Lane

Offley, Hitchin,
Hertfordshire, SG5 3EL
Offers in excess of £240,000

country
properties

A two bedroom semi detached bungalow home that offers great scope for enhancement. The accommodation comprises of entrance hall, living room and kitchen, two good size bedrooms and family bathroom. Outside there are both front and rear gardens with wonderful countryside views to the front.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

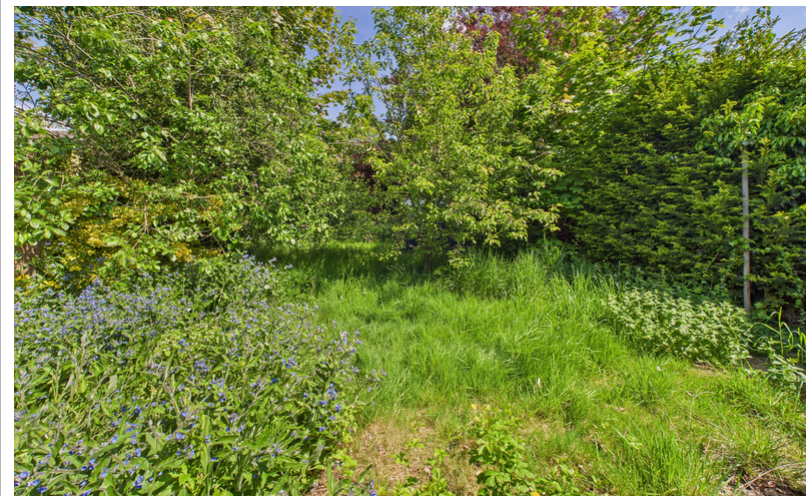
Note: this property is of non standard construction

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '55 Salusbury Lane, Offley, Hitchin, SG5 3EL – OFFER'. Closing date, close of business on Monday 9th June 2025. The vendor reserves the right to accept an offer before the closing date.

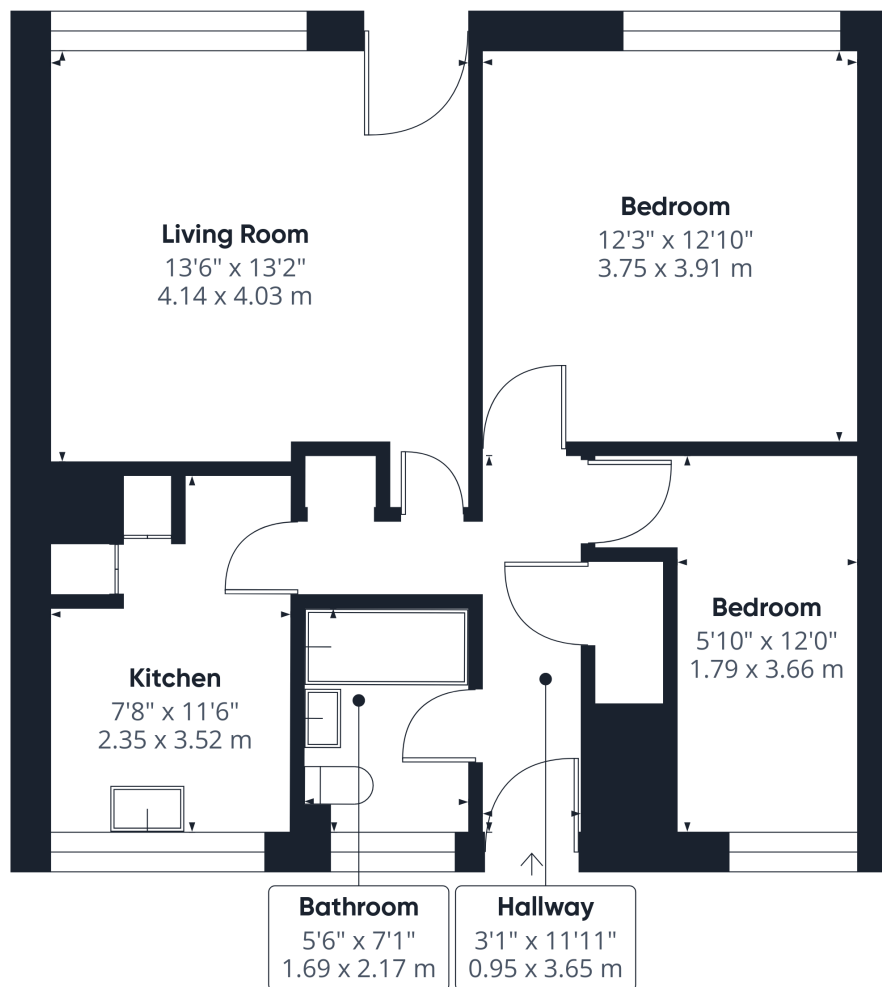
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer 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 bungalow
- Semi detached
- In need of full modernisation
- Sough after village location
- Front and rear gardens
- 3.5 miles, 7 mins drive to Hitchin town centre (as per Google maps)
- 4.8 miles, 12 mins drive to Hitchin train station (as per Google maps)







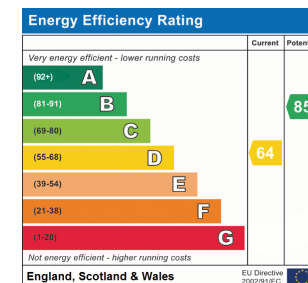
Approximate total area⁽¹⁾
607 ft²
56.4 m²

(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.

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

country
properties