



Millstream Close

Hitchin,
Hertfordshire, SG4 0DA
Guide Price £265,000

country
properties

A modern two bedroom ground floor maisonette benefitting from a spacious private rear garden.

Accommodation comprises an entrance porch, living room, open plan modern fitted kitchen with breakfast bar, primary double bedroom, modern fitted bathroom and second bedroom with door leading onto the garden.

To the outside, the private wrap around rear garden is mainly laid to lawn with a patio space. The front of the property provides parking for residents.

We have been informed by the vendor that the remaining lease on the property is 124 years and 5 months. With a Ground Rent of approx. £85 per annum.

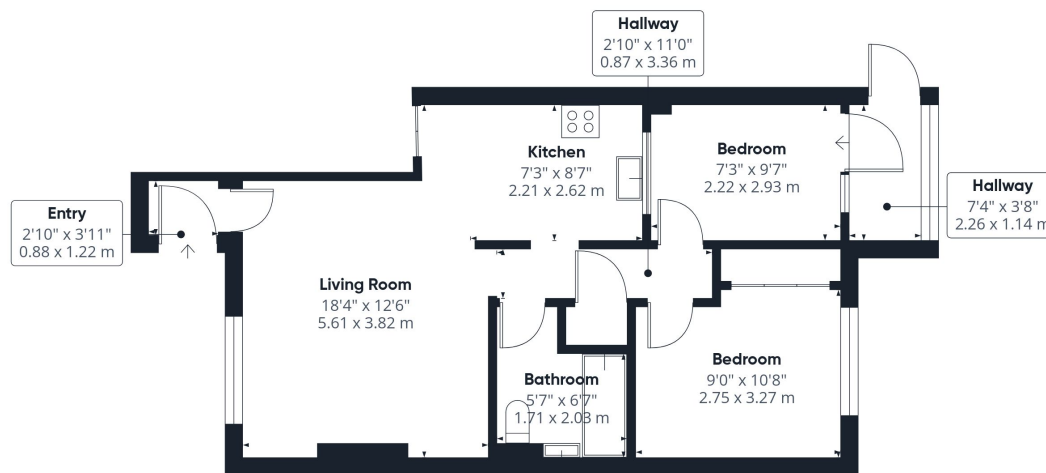
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Two bedrooms
- Ground floor maisonette
- Private rear garden
- Modern fitted kitchen and bathroom
- 0.8 miles, 15 min walk to Hitchin train station (as per Google Maps)
- 0.8 mile, 15 mins walk to Hitchin town centre (as per Google Maps)









Approximate total area⁽¹⁾

553 ft²

51.3 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	74	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	74	77
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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