



Willian Road

Hitchin,
Hertfordshire, SG4 0LW
Guide Price £290,000

country
properties

A lovely two bedroom family home located within half a mile walk to the mainline train station with off road parking and a decent rear garden. This home offers light and balanced accommodation arranged over two floors. On the ground floor there is an open plan kitchen/dining and living room. Upstairs, there are two bedrooms and a family bathroom. There is a lovely garden to the side of the property and off road parking.

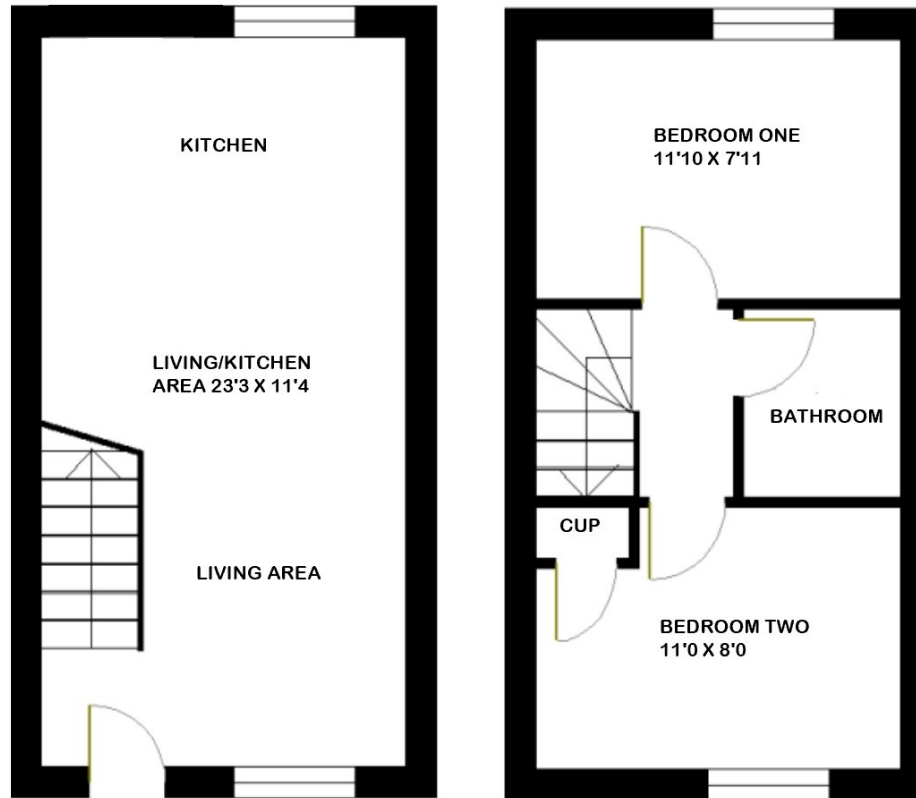
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 bedroom terraced freehold property
- Open plan modern living and kitchen area
- One allocated parking space
- Lovely garden to the side of the property
- 0.5 mile, 11 mins walk to Hitchin mainline train station (as per Google maps)
- 1.2 mile, 24 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN





Approximate Gross Internal Area 49 sq m / 527 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	74	
(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

This plan is for layout guidance only.
Not drawn to scale.

Whilst every care is taken in the preparation of this plan, please check all dimensions, before making any decisions reliant upon them

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