



**King Georges Close**  
Hitchin,  
Hertfordshire, SG5 2UW  
£225,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

## CASH BUYERS ONLY

We offer to the market with no onward chain this great opportunity to purchase a spacious two bedroom ground floor maisonette with private garden and garage.

Through the front door is the entrance hall which provides access into lounge/diner, bathroom and both bedrooms. The spacious lounge/diner has a bay window and provides access into the separate kitchen. The bathroom includes WC, wash hand basin and bath with overhead shower. Included in the front aspect master bedroom is fitted wardrobe space and the second bedroom provides door access onto the private garden.

To the outside is a single garage with up and over door, front garden which is mainly laid to lawn and path leading to the main entrance.

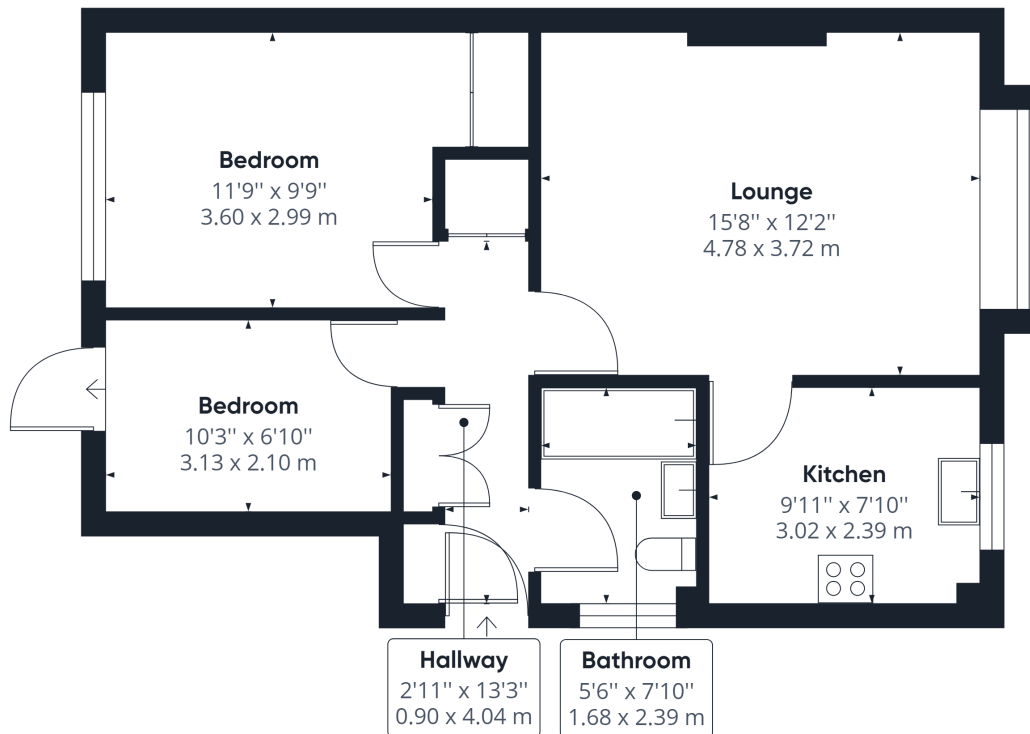
We have been advised by the vendor that the remaining lease on the property is approx 50 years, the ground rent is £60 per annum, and there are no service charges.

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 Garden
- Garage
- Gas Central Heating
- 1.3 miles, 25 min walk to Hitchin train station (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin town centre (as per Google maps)





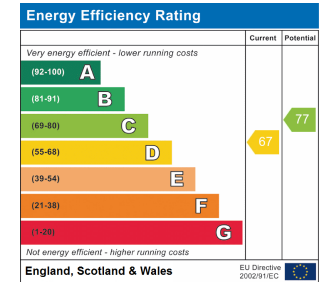


Approximate total area<sup>(1)</sup>  
596.02 ft<sup>2</sup>  
55.37 m<sup>2</sup>

(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.

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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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