



Halls Yard

Tilehouse Street, Hitchin,
Hertfordshire, SG5 2DY
Guide Price £425,000

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A delightful two bedroom detached home located in a peaceful and quiet location tucked away just off the town centre.

The property has recently undergone extensive refurbishment by our clients and now offers contemporary and modern open plan living.

The open plan layout on the ground floor features a stylish fitted kitchen with built in appliances and stone work surface and living room with the two bedrooms and bathroom situated on the first floor.

Outside, the property also has the benefit of parking.

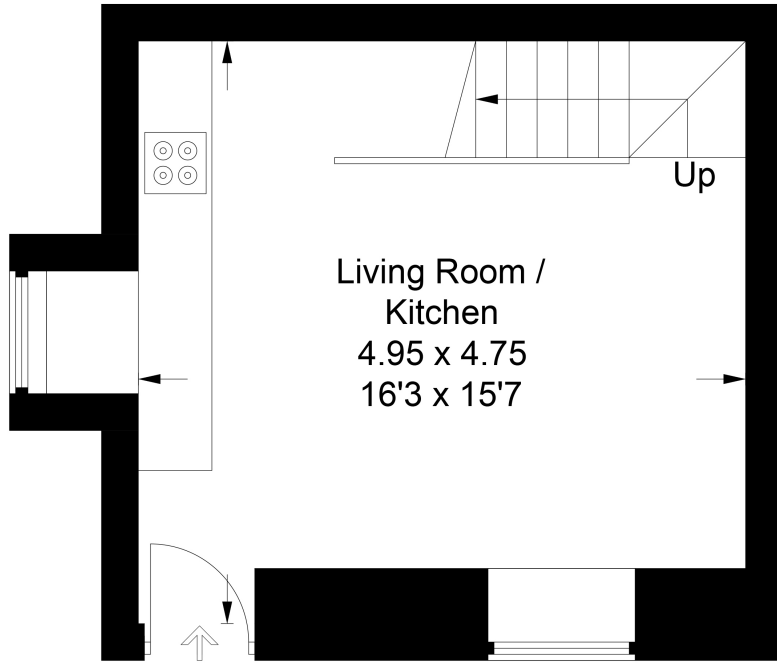
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- 0.2 miles, 3 min walk to Hitchin town centre (as per Google Maps)
- 1.1 mile, 22 mins walk to Hitchin train station (as per Google Maps)
- Refurbished to a high specification throughout
- Close to town centre
- Open plan kitchen/living area
- A two bedroom detached home

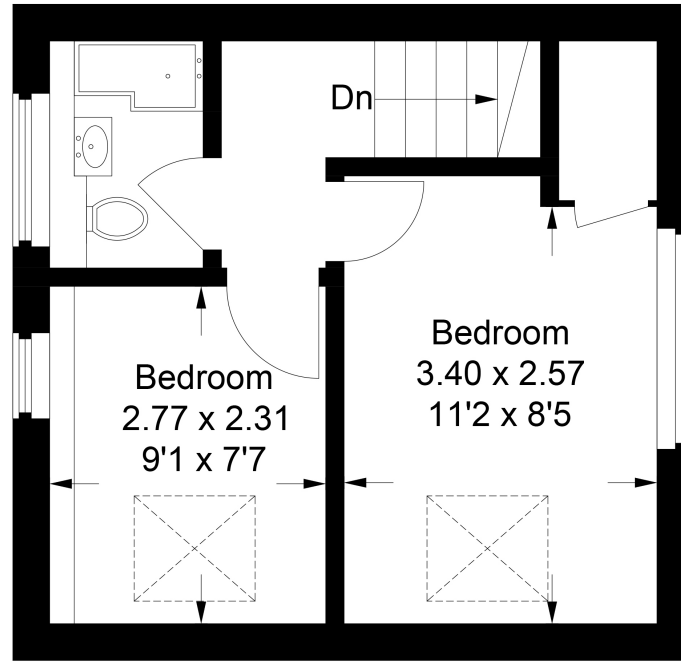




Approximate Gross Internal Area
 Ground Floor = 21.8 sq m / 235 sq ft
 First Floor = 23.5 sq m / 253 sq ft
 Total = 45.3 sq m / 488 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		75
(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 unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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