



# Milestone Road

Hitchin,  
Hertfordshire, SG5 2SY  
Guide Price £200,000

COUNTRY PROPERTIES  
A PART OF HUNTERS

This first floor maisonette has been converted and offers a great living space with a contemporary feel. This property benefits from two bedrooms, fitted kitchen and bathroom and an allocated parking space for one car. The property is a short walk from Hitchin town centre and Hitchin train station and is sold with no onward chain.

- First floor maisonette
- Open plan kitchen/living area
- Off road driveway parking space
- 1.1 miles, 22 mins walk to town centre (as per Google maps)
- 1.5 miles, 30 mins to train station (as per Google maps)
- NO ONWARD CHAIN

## Ground Floor

### Entrance Hall

Front door leading to an entrance hall with stairs to first floor.

### First Floor

### Landing

Window to side.

Doors to:

### Kitchen/Living Room

17' 4" x 11' 5" (5.28m x 3.48m)

Range of floor and wall mounted units with work top over. Inset sink with mixer tap. Integrated microwave, fridge/freezer and electric oven with four ring hob and extractor over. Space and services for washing machine. Two storage cupboards. Two windows to front.

### Master Bedroom

12' 0" x 9' 8" (3.66m x 2.95m)

Built in wardrobes. Window to rear.

### Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m)

Window to rear.

### Family Bathroom

A white with chrome effect suite comprising wash hand basin, panel bath with shower over and W.C. Sliding door. Frosted window to side.



## Outside

### Front Garden

Gravel path and driveway providing parking. Front door to 36B Maisonette to the side of the property.

### Tenure

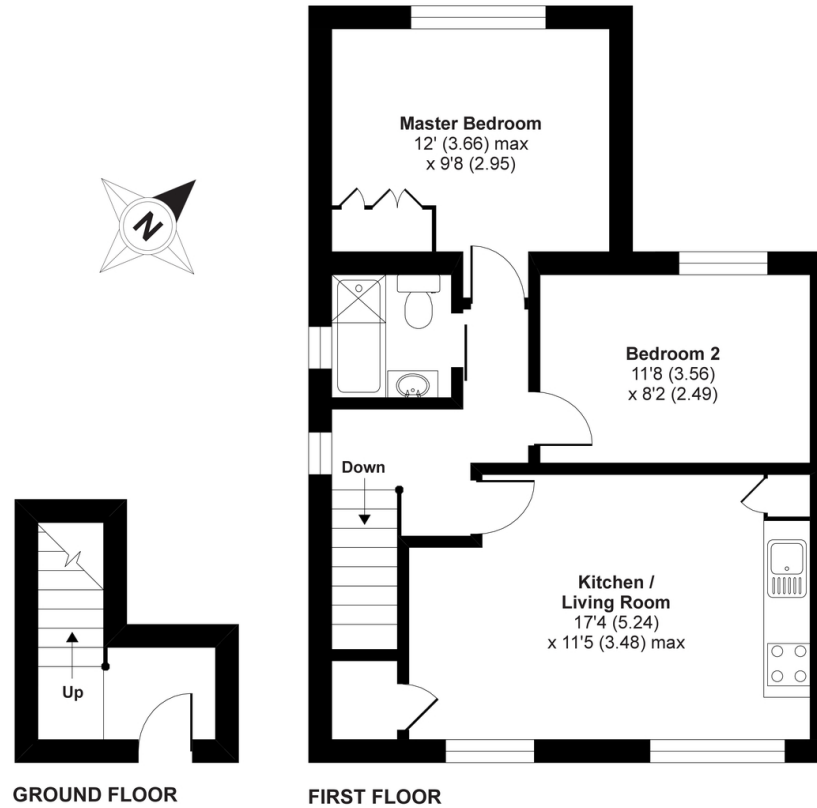
### Share Of Freehold

We have been advised by the vendor and their solicitor that this property will have a 999 year lease, a peppercorn ground rent, no service charge and the owner will own a 50% share of the freehold.

The upkeep of the shared driveway will be split between the two owners of both the Ground Floor and First Floor flats.



APPROX. GROSS INTERNAL FLOOR AREA 589 SQ FT 54.7 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	63	65
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

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