



Ransom Yard

Bancroft, Hitchin,
Hertfordshire, SG5 1NB
Guide Price £625,000

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Ideally situated for the convenience of town centre living, this beautiful mews house is tucked away in an exclusive courtyard development and combines the best of unique period features with the flexibility of modern open plan living.

The accommodation is well balanced over three floors. On the lower ground floor is the versatile family room. The ground floor offers a spacious entrance hall with cloakroom. A separate living room with dual aspect windows and really generous kitchen/diner with double doors leading out to the rear. On the first floor are three bedrooms, two of which have built in wardrobes. The floor is finished with the three piece family bathroom suite. To the rear of the property is an enclosed rear garden with gated access. Accessed via a private gated driveway there is allocated parking for one vehicle. We have been advised by the vendor that the service charge is approximately £887.90 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.

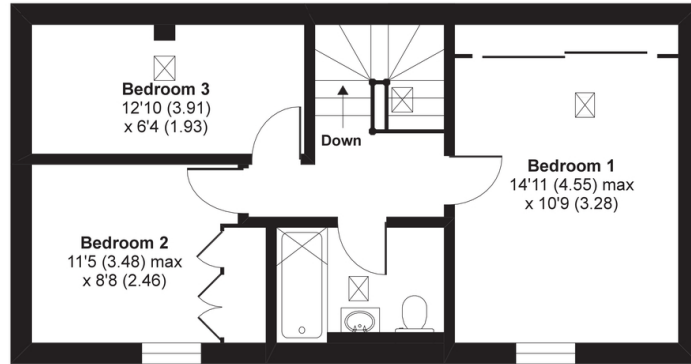
- A wonderful gated community in the heart of the town centre
- Superb three bedroom home over three floors
- Generous kitchen/diner, separate living room and family room
- Courtyard rear garden and allocated parking
- 0.8 mile, 17 mins walk to Hitchin mainline train station (as per Google Maps)
- The perfect blend of character and contemporary living
- NO ONWARD CHAIN



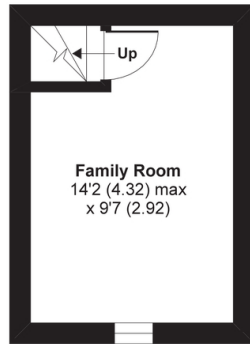




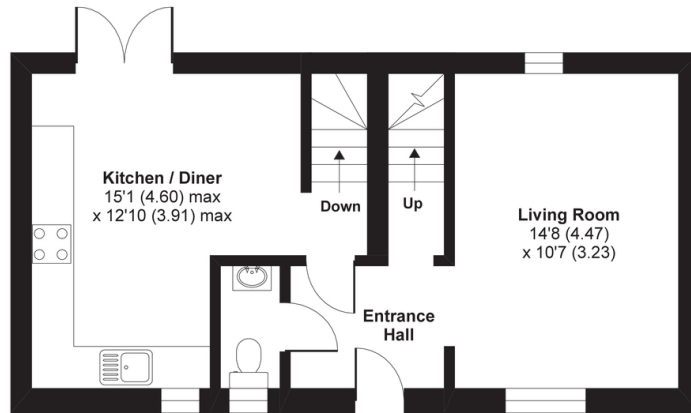
APPROX. GROSS INTERNAL FLOOR AREA 1060 SQ FT 98.4 SQ METRES



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	79	
(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



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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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

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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