



Fountain Row

Ninesprings Way, Hitchin,
Hertfordshire, SG4 9NR

Guide Price £545,000

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Set within a desirable location in Hitchin is this three bedroom semi-detached family home benefitting from a double garage and no onward chain.

The ground floor accommodation comprises entrance hall, W.C, reception room, kitchen and living room with patio doors onto the rear garden. To the first floor is a spacious principal bedroom with en-suite shower room and fitted wardrobes, a further double bedroom as well as a family bathroom. The second floor gives access to a large double bedroom with eaves storage space.

Outside is a rear garden mainly laid to lawn with patio space and a gate leading onto the parking space and double garage.

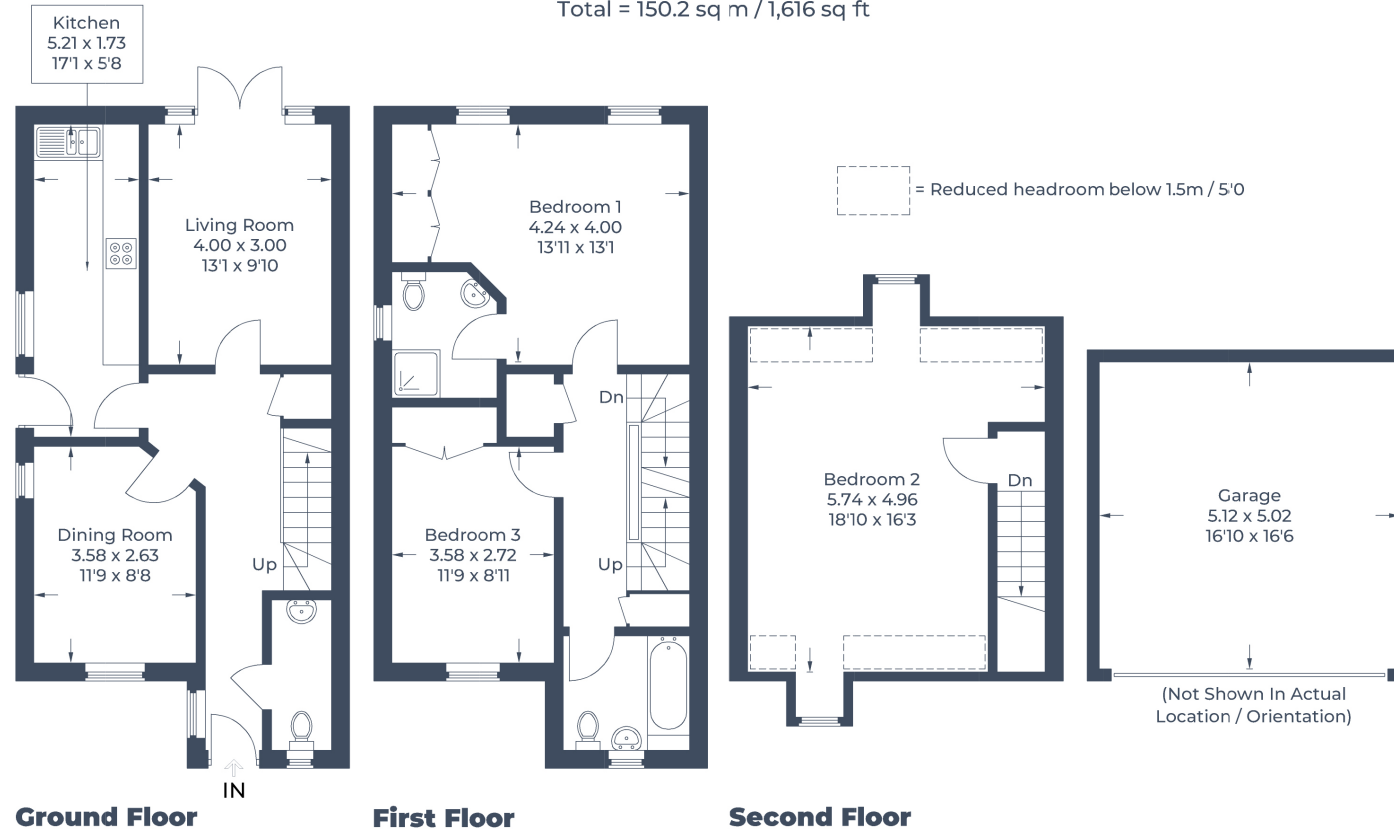
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Three bedroom semi-detached family home
- Modern kitchen and bathroom suites
- Parking and double garage to the rear
- Principal bedroom with en-suite shower room
- 1.1 miles, 25 min walk to Hitchin train station (as per Google Maps)
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google Maps)
- No onward chain





Approximate Gross Internal Area
 Ground Floor = 47.8 sq m / 514 sq ft
 First Floor = 47.3 sq m / 509 sq ft
 Second Floor = 29.6 sq m / 319 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Total = 150.2 sq m / 1,616 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	76
(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		

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Viewing by appointment only

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