



Gosling Avenue

Offley, Hitchin,
Hertfordshire, SG5 3ER
Guide Price £250,000

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properties

Set within the charming village of Offley, this property is a well presented two bedroom ground floor apartment offering comfortable living in a peaceful and desirable setting.

The property features a spacious living/dining room, providing a bright and welcoming space and a separate kitchen offering ample storage and workspace.

There are two well proportioned bedrooms, served by a family bathroom, making the property ideal for first time buyers, downsizers, or investors alike.

A particular highlight is the private rear garden, offering a rare and attractive outdoor space perfect for enjoying the tranquil surroundings.

Located in a sought after village setting, the property benefits from a strong sense of community while remaining within easy reach of nearby towns and amenities.

We have been advised by the vendor that the remaining lease on the property is 102 years. There is a peppercorn Ground Rent of £10 and an Annual Service Charge on the property of £942.32.

Offley is a sought-after village set in attractive rolling countryside in North Hertfordshire. The village offers a range of local amenities including a well-regarded primary school, village shop, hairdresser and public houses, along with a regular bus service to nearby towns. The nearby market town of Hitchin provides a wider range of shops, restaurants and leisure facilities, as well as a mainline railway station with fast services to London. Road links are convenient with easy access to the A505, A1(M) and M1.

- Two bedroom apartment
- Rear garden and patio area
- Popular village location
- 3.3 miles, 8 mins drive to Hitchin town centre (as per Google Maps)
- 4.6 miles, 11 min drive to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
 Stores = 5.5 sq m / 59 sq ft
 Total = 72.1 sq m / 776 sq ft

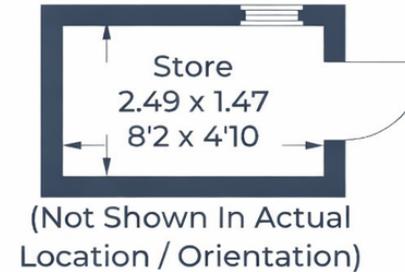
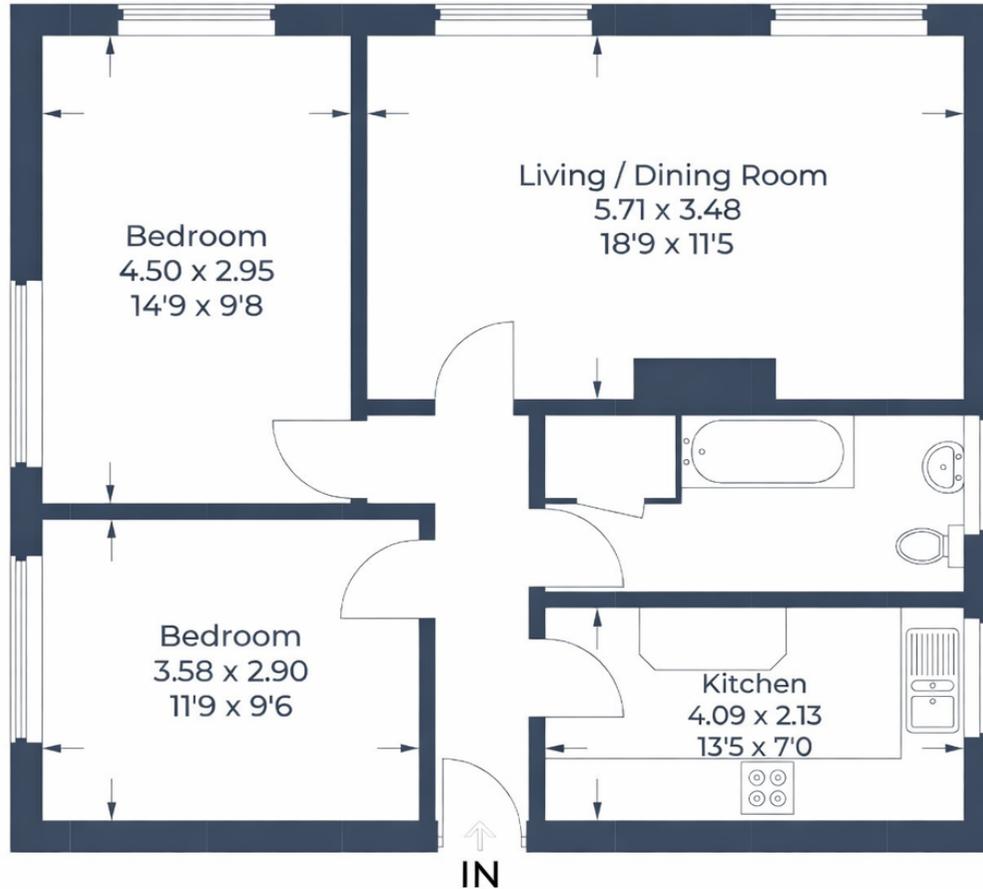


Illustration for identification purposes only,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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