



Millstream Close

Hitchin,
Hertfordshire, SG4 0DB
Guide Price £240,000

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Presented in good order throughout, this two bedroom first floor maisonette is situated within a cul de sac providing good access to Hitchin train station and town centre.

The accommodation comprises of entrance porch with stairs to first floor, living/dining room with breakfast bar opening onto separate kitchen. Located from the hallway is a double bedroom, single bedroom and modern fitted bathroom.

To the outside is both on and off road parking for residents.

Lease details

Lease: 114 years remaining

Ground rent: £250 per annum (as advised by the vendor)

General building insurance: £154.56 per annum (as advised by the vendor)

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.

- First floor maisonette
- Good condition throughout
- Living/dining room with breakfast bar onto kitchen
- On and off road parking for residents
- 0.8 miles, 18 mins walk to Hitchin town centre (as per Google maps)
- 0.8 miles, 18 min walk to Hitchin train station (as per Google maps)



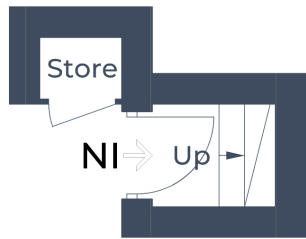




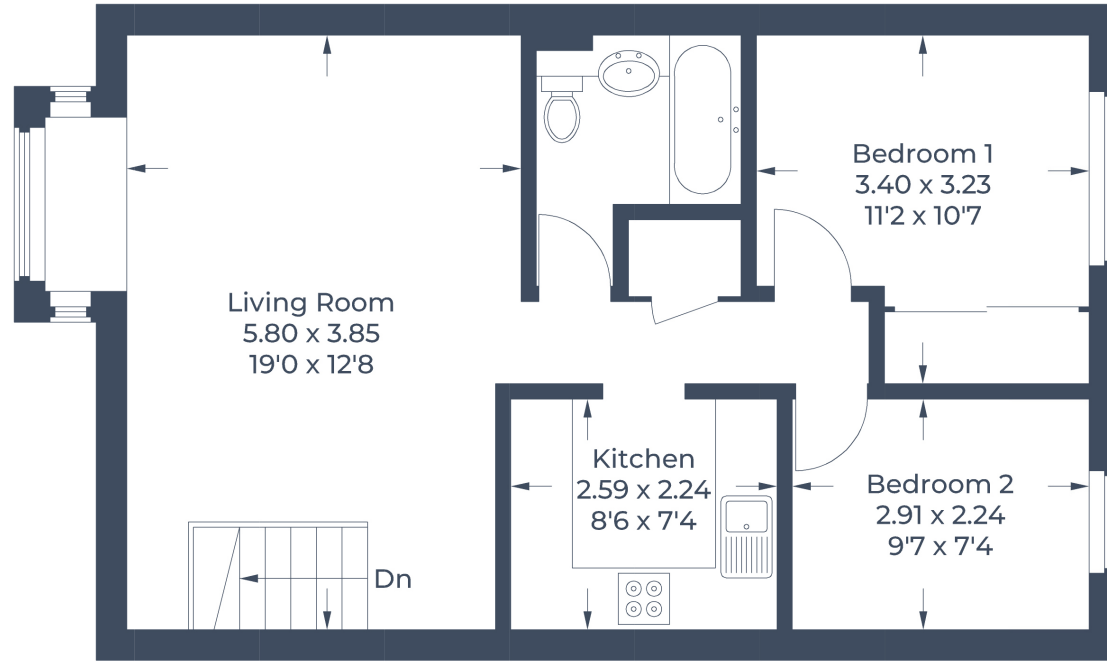
Approximate Gross Internal Area
 Ground Floor = 1.3 sq m / 14 sq ft
 First Floor = 55.9 sq m / 602 sq ft
 External Store = 0.5 sq m / 5 sq ft
 Total = 57.7 sq m / 621 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	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



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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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