



Platinum Court, The Mead, Hitchin SG5 1EY

Satchells



3 Bedroom End of Terrace House £450,000 Leasehold

Offered with a COMPLETE UPPER CHAIN, this bright and spacious three bedroom end-terrace property offers modern and spacious open plan living in a three year old development in Hitchin. Located within walking distance to the mainline station and town centre, this stunning home makes for the ideal first time buy and further benefits from allocated parking and an enclosed rear garden.



- 8 years new home warranty
- Three bedrooms
- Modern and spacious
- End of terrace
- Two allocated parking spaces
- Enclosed rear garden
- Two bathrooms and WC
- Open plan living
- Freehold
- EPC rating B. Council tax band C

Ground Floor**Entrance Hall:**

Laminate flooring. WC. Radiator. Upvc door to front. Carpeted stairs to first floor. Internal door to living space and kitchen.

Living/Dining Space:

Abt. 30' 0" max x 15' 8" (9.14m x 4.78m) Laminate flooring. Spotlights. Two radiators. Double glazed French doors to garden. Two double glazed windows. Storage cupboard. Open plan to kitchen.

Kitchen Area:

Laminate flooring. Spotlights. Radiator. Double glazed window to front. Worktops with a range of wall and base mounted units. Integrated appliances include an electric hob, sink/drainage, oven, extractor, fridge, freezer and dishwasher. Cupboard housing boiler. Open plan to living/dining space.

WC:

Laminate flooring. Radiator. Wash basin. WC.

First Floor**Landing:**

Carpet. Spotlights. Radiator. Storage cupboard.

Bedroom One:

Abt. 14' 2" x 8' 4" (4.32m x 2.54m) Carpet. Radiator. Double glazed window to rear. Built in mirrored wardrobes. En-suite. TV/aerial point.

En-Suite:

Double glazed privacy window. Three piece suite comprising walk in shower with tiled walls, glass screen and door, WC and wash hand basin with vanity unit. Tiled flooring.

Bedroom Two:

Abt. 11' 5" x 8' 4" (3.48m x 2.54m) Carpet. Radiator. Double glazed window to front.

Bedroom Three:

Abt. 13' 4" x 7' 0" (4.06m x 2.13m) Carpet. Radiator. Double glazed window to rear.

Bathroom:

Double glazed privacy window. Three piece suite comprising bath with tiled splashback, mixer taps and hand shower, WC and wash hand basin with tiled splashback. Tiled flooring. Radiator.

Outside**Front Garden:**

Pathway leading to front door and gated side access to garden. Flower beds with mature planting. Bin store. Block paved driveway with electric charging point.

Rear Garden:

Mostly laid to lawn with patio space and raised brick wall beds. Gated side access. Enclosed with wall and fencing. Non overlooked.

Parking:

Two allocated spaces (one directly to front and another in bay to front)

Additional Information**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money

Laundrying regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply
Electric: Mains supply
Drainage: Mains supply

Flood risk: No

Mobile/Phone: Ok Further information can be found here:
<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

For further material information please contact the office marketing this property.

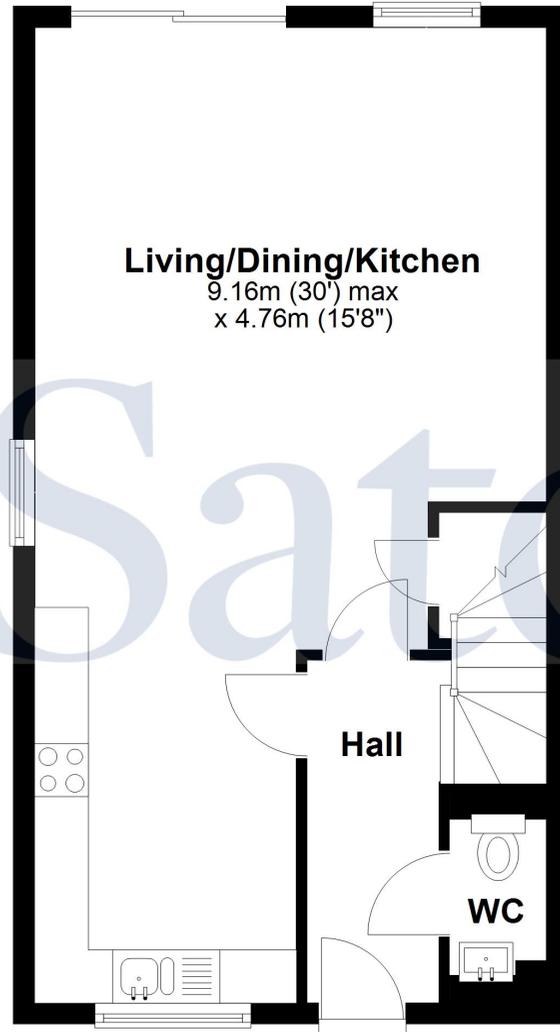




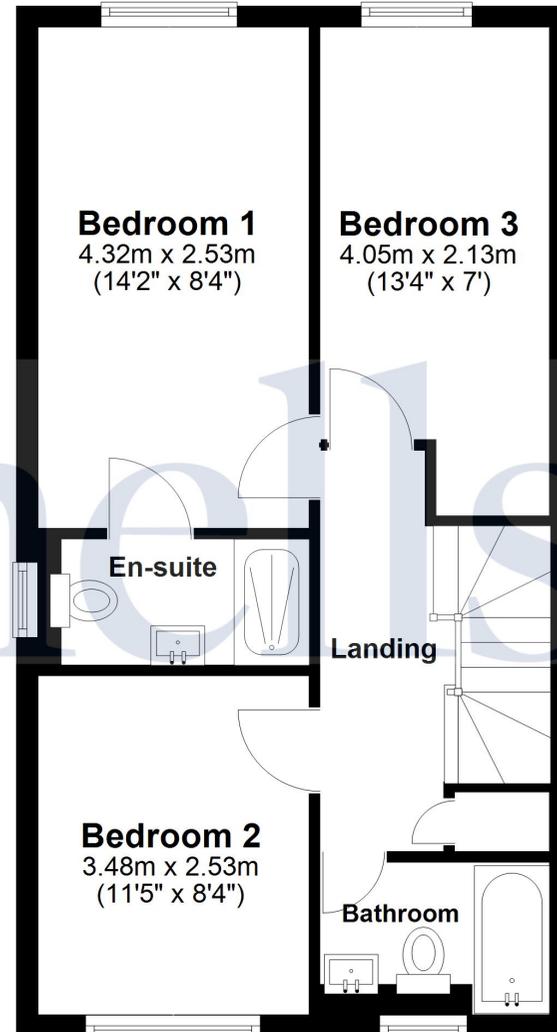
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.