



7 Mermaid Close, Hitchin, SG4 0ET
Guide price £390,000



7 Mermaid Close, Hitchin,
SG4 0ET

A three bedroom mid terraced house
with a garage and driveway.

Mermaid Close is a cul de sac off
Wedgewood Road, which in turn leads
off St Michaels Road on the eastern
side of Hitchin. The train station and
excellent schooling are within walking
distance. The town centre, which
provides comprehensive shopping and
recreational facilities, is also within
easy reach.

The accommodation, which has gas
central heating and double glazing,
comprises:

GROUND FLOOR

ENTRANCE PORCH

External light. Double glazed front door
to:

ENTRANCE HALL

Radiator. Laminate floor.



CLOAKROOM

Suite comprising low level wc and pedestal wash hand basin with tiled splash backs. Extractor fan.

KITCHEN 10'2" x 6' (3.10m x 1.83m)

Double glazed window to front. Fitted with a range of wall and base units. Laminate work surfaces and tiled splashbacks. Inset stainless steel sink with mixer tap, drainer and filtered water tap. Plumbed for washing machine. Space for fridge/freezer and cooker with extractor over. Wall mounted Worcester boiler.

LIVING/DINING ROOM 17'3" x 14'10" (5.26m x 4.52m)

Double glazed window and casement doors to rear. Two radiators. Laminate floor. Decorative oak mantelpiece with electric point and granite hearth. Staircase to:

FIRST FLOOR

LANDING

Over stairs cupboard housing hot water cylinder and boiler control.

BEDROOM ONE 11'3" x 10'8" (3.43m x 3.25m)

Double glazed window to rear. Radiator.

BEDROOM TWO 11' x 9'9" (3.35m x 2.97m)

Double glazed window to front. Radiator.

BEDROOM THREE 7'6" x 7'2" (2.29m x 2.18m)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. White suite comprising low level wc, pedestal



wash hand basin and panel bath with mixer tap and hand shower attachment. Tiled splash area. Heated towel rail. Tiled floor.

OUTSIDE

FRONT GARDEN

Gravel area with established conifers, lavender and wisteria. External tap.

GARAGE 16' x 7'7" (4.88m x 2.31m)

Maximum overall measurement. Electric up and over door. Light and power. Gas and electric meters. Driveway parking for 1-2 cars.

REAR GARDEN 44' x 18'10" (13.41m x 5.74m)

Slate area leading to lawn with shrub borders. Timber garden shed. Raised vegetable bed.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

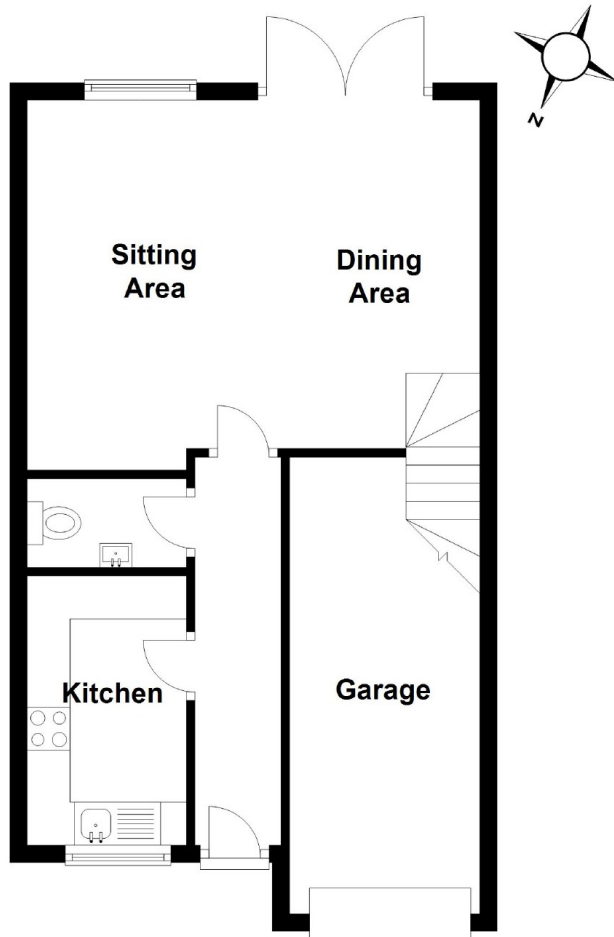
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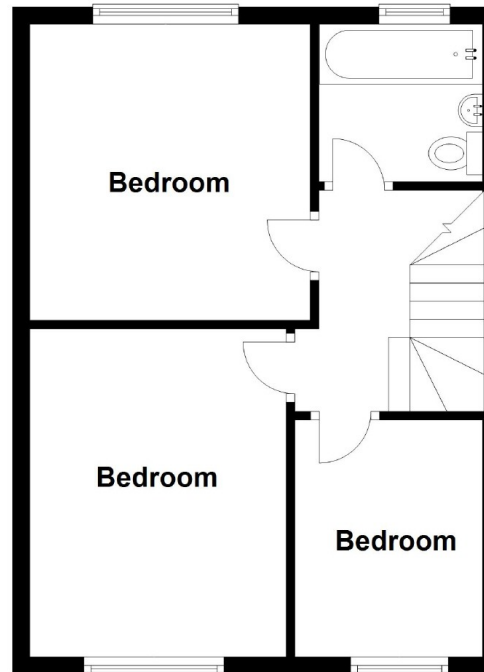
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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