



24 Radcliffe Road, Hitchin, SG5 1QH
Guide price £355,000



24 Radcliffe Road, Hitchin,
SG5 1QH

A two bedroom mid terrace Victorian cottage with a garden situated in a highly convenient town centre location, within a few minutes walk of the station and comprehensive town centre amenities.

The accommodation which has gas central heating and double glazing, briefly comprises: Sitting room, dining room, kitchen, rear lobby, two bedrooms and a first floor bathroom. There is a front garden and well maintained rear garden.

GROUND FLOOR

SITTING ROOM 13'2" X 11'4" (4.01m X 3.45m)

Double glazed window and front door. Radiator. Laminate floor. Door to:

DINING ROOM 10'7" x 9'10" (3.23m



x 3.00m)

Double glazed window to rear. Radiator. Laminate floor. Under stairs storage cupboard. Door to enclosed staircase. Door to:

KITCHEN 14' x 6' (4.27m x 1.83m)

Double glazed window to rear. Double glazed window and door to rear lobby. Range of wall and base cupboards with laminate work surfaces and stainless steel sink with mixer tap and drainer. Plumbed for washing machine. Wall mounted gas fired boiler. Space for fridge/freezer. Radiator. Laminate floor.

REAR LOBBY 9'2" x 6' (2.79m x 1.83m)

Tiled floor. Single glazed door and window to rear garden.

FIRST FLOOR

LANDING

Access to boarded loft with light. Doors to:

BEDROOM ONE 12'4" x 11'5" (3.76m x 3.48m)

To chimney breast. Double glazed window to front. Radiator. Built in wardrobes.

BEDROOM TWO 9'11" x 6'10" (3.02m x 2.08m)

Double glazed window to rear. Radiator. Built in cupboard.

BATHROOM

Double glazed window to side. White suite comprising low level wc, vanity unit and twin grip panel bath. Tiled walls. Radiator. Recessed downlights.

OUTSIDE



FRONT GARDEN

Boundary wall and wrought iron gate.

REAR GARDEN

Extending to approximately 21m (70') with paved patio and pathway. Laid to lawn with flower border. Timber garden shed. Side access gate. External tap.

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

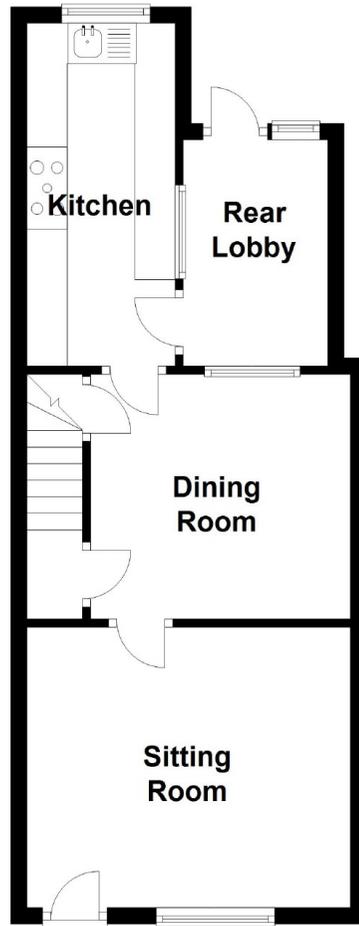
VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

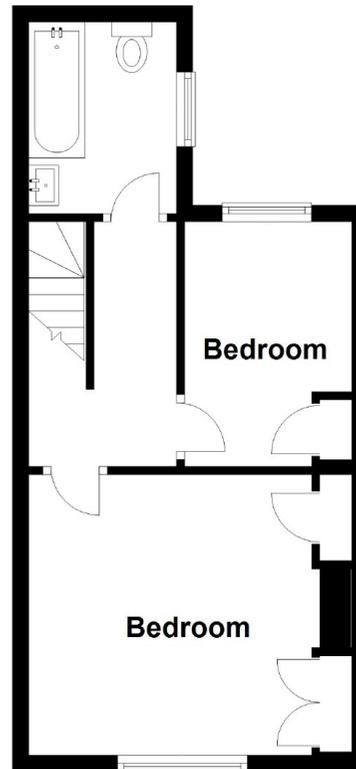
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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		75
(55-68) D	55	
(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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