



A very well presented and exceedingly spacious two bedroom maisonette with garage, ideally located for the train station and town centre.

This good size two bedroom maisonette offers light and airy accommodation with a good size sitting/dining room, fitted kitchen, large double bedroom and generous single and a modern bathroom suite. The property also benefits from four large storage cupboards in the hallway and a built in wardrobe to bedroom one. Externally there are communal gardens and a garage.

Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 28 minutes, to Cambridge 33 minutes and to Peterborough 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.

HALLWAY

SITTING/DINING ROOM 12'9"

KITCHEN 10' x 7'2" (3.05m x

BEDROOM ONE 12' x 9'11"

BATHROOM 7'4" x 3'4"

BEDROOM TWO 9'10" x 6'10"

GARAGE 16'11" x 8'2" (5.16m

TENURE

We are advised by our client that this property is:

Leasehold

Term remaining: 96 years

Ground Rent: £150 per annum

Service Charge: £0 per annum

This information should be clarified by your legal representative.

EPC

EER: C

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.

SANDS FINANCIAL

We offer impartial, whole of market mortgage advice and insurance products from a

selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

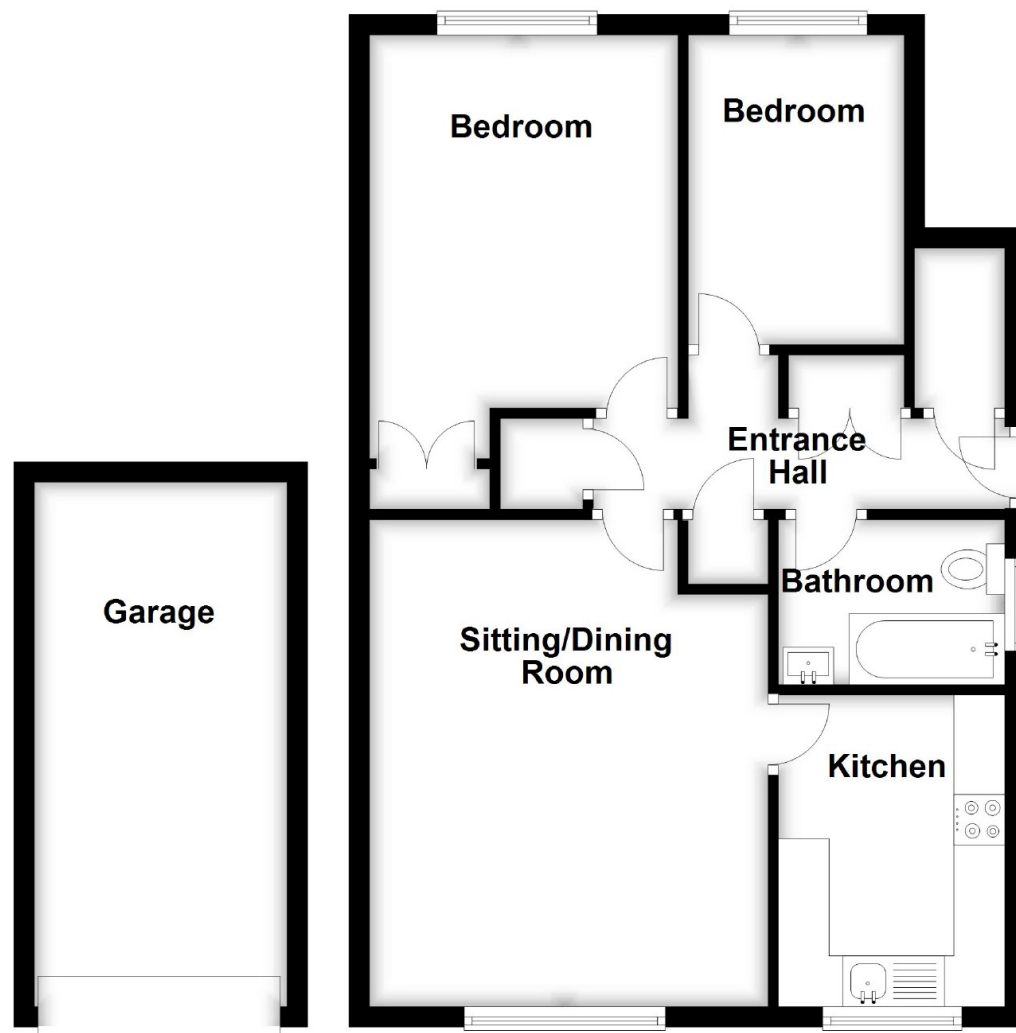
MONEY LAUNDERING

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Ground Floor



PUTTERILLS

est. 1992

putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.