



PUTTERILLS

est. 1992

98 Ickleford Road, Hitchin, SG5 1TF

Guide price £315,000

A spacious two bedroom flat with allocated parking offered chain free.

Available as a chain free purchase this superb size flat is in an ideal location enabling easy access to both the train station & Hitchin town centre. Positioned on the first floor of the building offering a wonderful open plan kitchen/living area, master bedroom with en-suite shower room, second double bedroom and separate bathroom with ample storage off the good size hallway. Benefitting from an enclosed communal garden area and one allocated parking space.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and 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, pubs, restaurants, leisure facilities and places of worship.

ENTRANCE HALL

INNER HALL

OPEN PLAN LIVING ACCOMMODATION 17'10" x 16'9"

KITCHEN

SITTING AREA

MASTER BEDROOM 13' x 11'2" (3.96m x 3.40m)

EN-SUITE 7'10" x 5'6" (2.39m x 1.68m)

BEDROOM TWO 13' x 10'5" (3.96m x 3.18m)

BATHROOM 7'10" x 5'6" (2.39m x 1.68m)

ALLOCATED PARKING SPACE

COMMUNAL GARDEN AREA

TENURE

We are advised by our client that this property is:

Leasehold

Term remaining: TBC

Ground Rent::TBC

Service Charge: TBC

This information should be clarified by your legal representative.

EPC

EER: C

FLOORLAN 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.

MONEY LAUNDERING REGULATIONS

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.

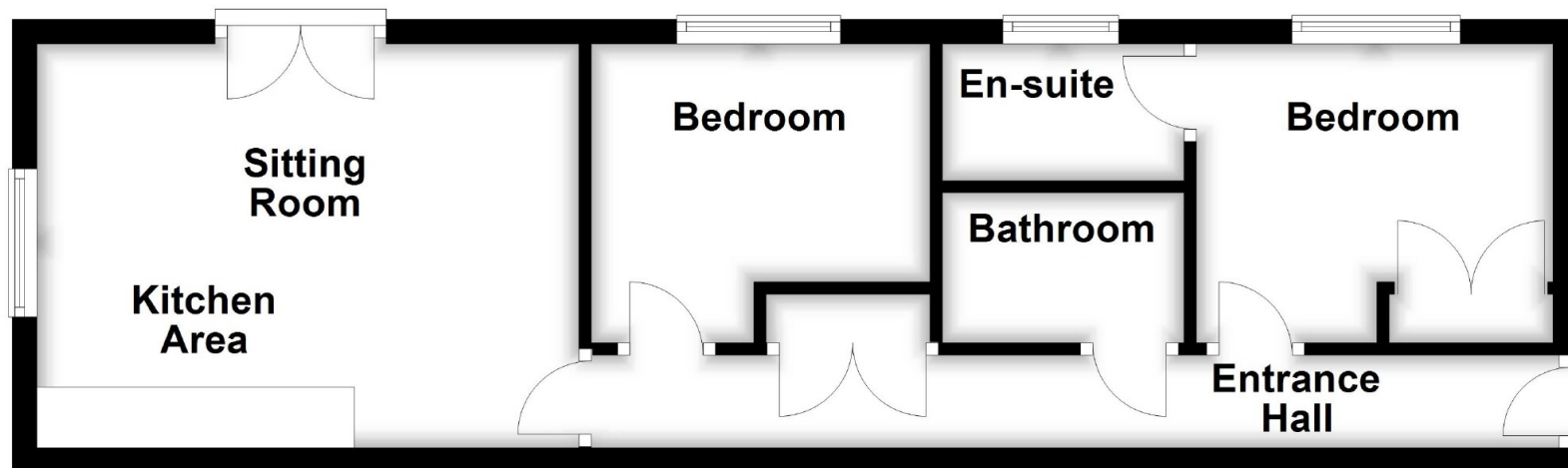
SANDS FINANCIAL MANAGEMENT

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.





Royal Quarter



TOTAL FLOOR AREA 78 sq meters



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.