



# Sunnyside Road

Hitchin,  
Hertfordshire, SG4 9JG

**Offers in excess of £370,000**

country  
properties

A rare opportunity to purchase two self contained, two bedroom maisonettes being offered for sale on 1 title with no onward chain. One property is in need of a redecoration and the other complete refurbishment. Both properties have the added benefit of large private rear garden.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

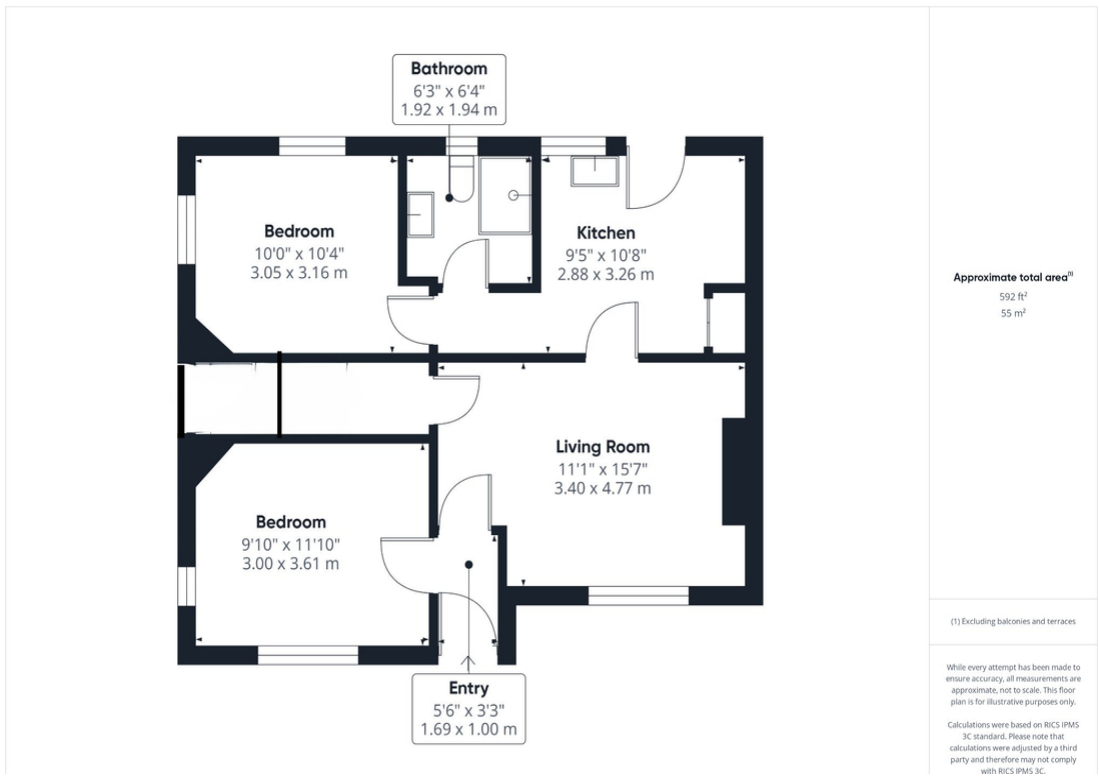
Offers should be submitted by email to Stuart King BSc MRICS at [daviesking@talk21.com](mailto:daviesking@talk21.com) marked '19 & 20 Sunnyside Road, Hitchin SG4 9JG – OFFER'.

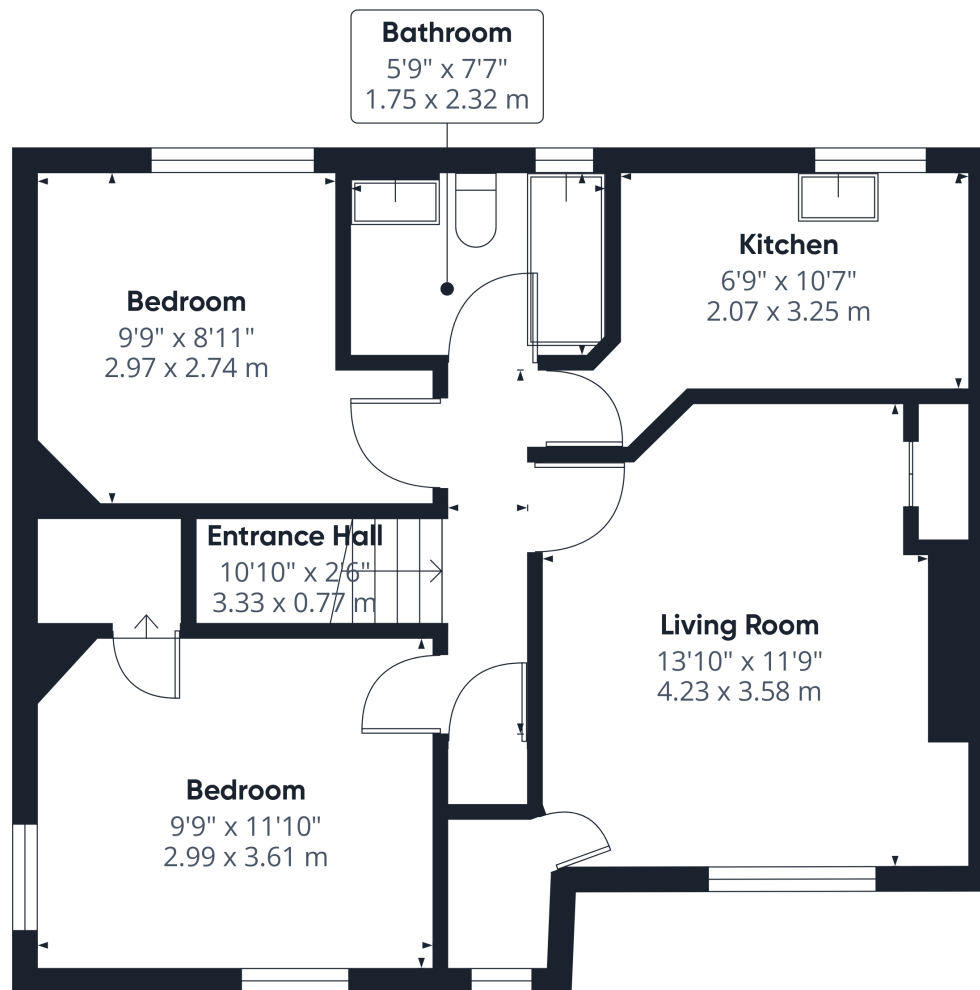
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful buyer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this offer and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Unique opportunity to purchase two maisonettes
- Both maisonettes with two bedrooms
- In need modernisation/refurbishment
- Large rear gardens
- 1.9 miles, 7 mins walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 24 mins walk to Hitchin train station (as per Google Maps)
- 0.8 miles, 18 mins walk to Hitchin town centre (as per Google maps)







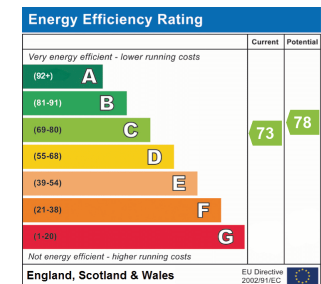
**Approximate total area<sup>(1)</sup>**  
561 ft<sup>2</sup>  
52.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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