



Ninesprings Way

Hitchin,
Hertfordshire, SG4 9NU
Offers in Excess of £460,000

country
properties

A two bedroom semi-detached bungalow located in the ever popular SG4 9 area of Hitchin.

Occupying a generous plot, the property currently offers well-proportioned accommodation comprising living room, separate kitchen/breakfast room, two bedrooms and a shower room.

Outside is a wonderfully private and enclosed south facing rear garden with patio, expanse of lawn, detached garage, shed and access at the rear out to the brook. To the front of the property is a lawned garden and driveway providing off road parking.

The property offers tremendous scope for extension and further enhancement, subject of course to the usual planning consents.

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.

- Semi-detached bungalow
- Two bedrooms
- Garage and driveway parking
- Front and rear gardens
- 1.2 miles, 26 min walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 25 min walk to Hitchin town centre (as per Google Maps)
- Chain free





Approximate Gross Internal Area = 66.0 sq m / 710 sq ft
 Garage = 23.0 sq m / 247 sq ft
 Total = 89.0 sq m / 957 sq ft

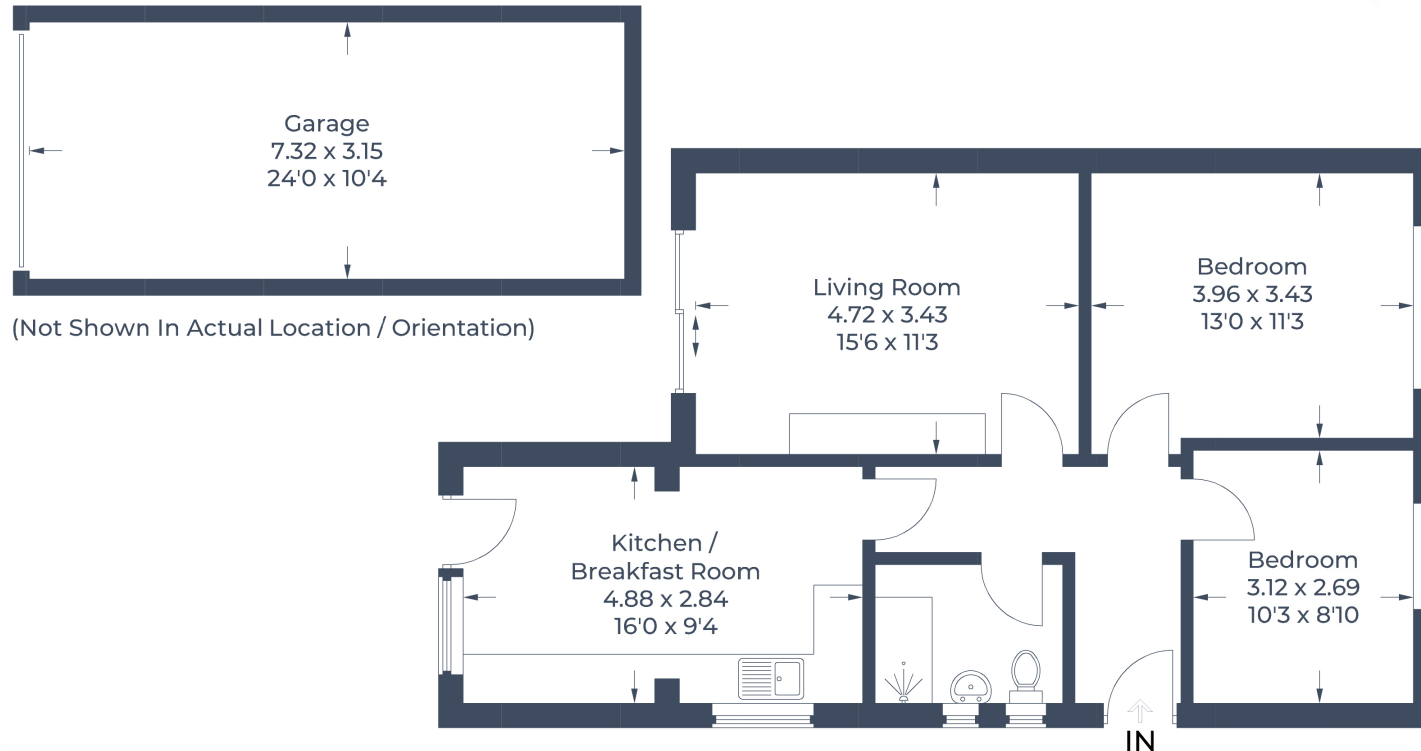


Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 81, Hermitage Road | SG5 1DB
 T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

country
properties