



NORGANS
Surveyors & Estate Agents

53 KINGS ROAD
HITCHIN



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Hitchin

Hertfordshire SG5 1RD

Guide Price £475,000

Nestled in a popular side street of similar age properties with good access to both the town centre and mainline rail station is this 3/4 bedroom terraced home. Whilst the property requires general updating, this already very spacious home offers considerable potential to extend/ convert (STPP).

The accommodation comprises Hallway, 2 generous reception rooms, spacious dining kitchen, utility, ground floor cloakroom. On the first floor, the original master bedroom has been sub-divided to create a fourth bedroom. first floor cloakroom.

The rear garden extends some 60ft in length benefitting from S/W aspect.

CHAIN FREE SALE!!!



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Storm porch with quarry tiled step. Entrance door opening to;

HALL

12'1" x 2'11" (3.7 x 0.9)

Radiator. Stairs to first floor.

LIVING ROOM

14'5" x 11'1" (4.4 x 3.4)

Plus bay with double glazed window . Radiator. Picture rail.

DINING ROOM

14'5" x 11'9" (4.4 x 3.6)

Fireplace. Fitted cupboards. Under stairs cupboard picture rails. Radiator. Double glazed window to rear.

DINING KITCHEN

13'5" x 12'1" (4.1 x 3.7)

Basic range of high gloss fronted units. Stainless steel sink unit. Tiled floor and walls. Radiator. Double glazed door and two windows to side.

UTILITY

8'2" x 5'6" (2.5 x 1.7)

Worktop. Wall mounted cupboards. Wall mounted Central heating boiler (not tested). Tiled floor. Window to side.

BATHROOM

7'10" x 5'10" (2.4 x 1.8)

White suite comprising bath, wash hand basin and Low Level W.C. Tiled floor and walls. Radiator. Window to rear.

ON THE FIRST FLOOR

LANDING

Loft access. Cupboard.

BEDROOM ONE

17'4" x 11'1" (5.3 x 3.4)

Currently sub divided into two inter connecting bedrooms. Two radiators. Two double glazed windows to front.

BEDROOM TWO

12'1" x 12'1" (3.7 x 3.7)

Radiator. Double glazed window to rear.

BEDROOM THREE

12'1" x 10'5" (3.7 x 3.2)

Radiator. Double glazed window to rear.

CLOAKROOM

6'10" x 2'7" (2.1 x 0.8)

Low Level W.C. Wash hand basin. Tiled floor. Double glazed window to side.

OUTSIDE

FRONT GARDEN

Block paved. Enclosed by brickwall. Footpath access through archway with gated access to the rear garden.

REAR GARDEN

Approx. 50ft deep. South west facing. Shed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 119sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current: D Potential: B

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

PROBATE

Please be advised that this is a probate sale. We understand that probate has been granted.

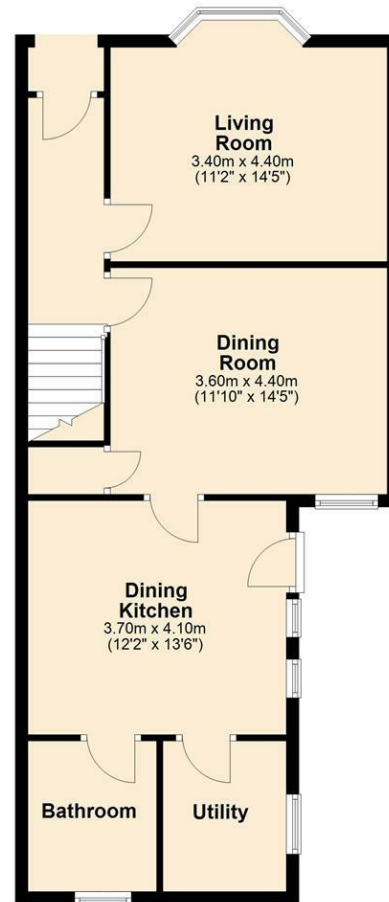
TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

Ground Floor



First Floor



53 Kings Road, Hitchin