



NORGANS

Surveyors & Estate Agents

84 TILEHOUSE STREET
HITCHIN



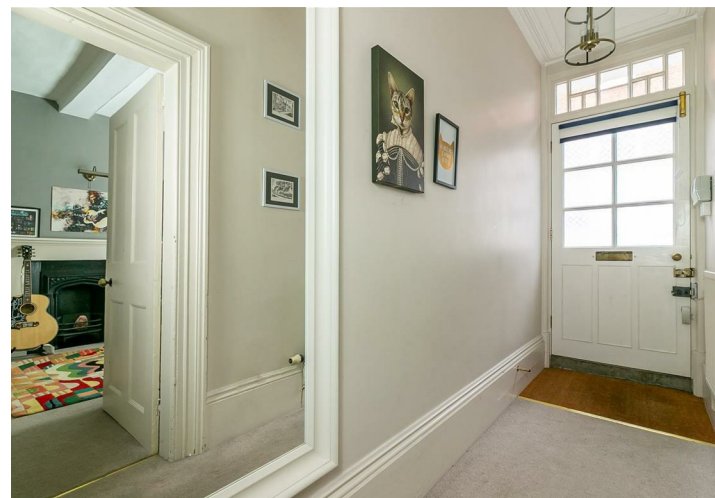
84 Tilehouse Street
Hitchin
Hertfordshire SG5 2DY

Guide Price £525,000

Central to the town this stunning 'Pied-a-terre' offers the discerning purchaser the opportunity to buy a little slice of the Hitchin's history. Built in the 18th century, this property forms part of an eclectic street of fabulously unique homes. Steeped in history, with stories of tunnels linked to historical Ale houses and so much more, this setting gravitates to creatives and those seeking town centre living.

The accommodation is spread over three levels, offering a good degree flexibility. Parking can be a premium in this area, but fortunately this one comes with TWO allocated PARKING SPACES.

Further more this is a 'CHAIN FREE' sale!!!!



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

Entrance Hall

Wide staircase to the first floor. Front door intercom with entry phones on the first and second floors.

Living Room

14'7" x 10'5"

Plus recesses to either side of chimneybreast with cupboards and shelving. Cast iron fireplace with painted surround. Original built-in storage cupboard. Radiator. Sash window to the front with shutters.

Kitchen/Breakfast Room

12'6" x 11'4"

Plus entrance recess. Fitted with a range of floorstanding and wall mounted storage units with drawers and worksurfaces over. Cupboard housing gas fired boiler (not tested). Original built-in storage cupboards. Newly installed four burner electric hob (not tested) with newly installed Zanussi oven beneath (not tested) and extractor over (not tested). 1 1/2 bowl stainless steel sink unit with drainer. Sash window to rear. Door providing access to Cellar. Door to:-

Cloakroom/Utility

Fitted with a suite comprising low level W.C and wall mounted washbasin. Space and plumbing for washing machine. Extractor fan.

Cellar

Accessed via a trapdoor in the Kitchen floor. Power and light connected.

ON THE FIRST FLOOR

Landing

Large Landing Area with spiral staircase to the Second Floor. Radiator. Doors to:-

Sitting Room/Bedroom One

15'7" x 14'6"

Former cast iron fireplace with painted fireplace surround. Radiator. Two sash windows with shutters.

Bathroom

Fitted with a white suite comprising bath with rainshower and hand held shower over, washbasin with cupboards beneath and low level W.C. Cast iron fireplace. Radiator. Window to rear with shutters.

ON THE SECOND FLOOR

Landing

Built-in storage cupboard. Doors to:-

Bedroom

15'6" x 12'9"

Average measurements into eaves. Eaves storage cupboards. Cast iron fireplace. Exposed beams. Window to front.

Shower Room

Fitted with a suite comprising large shower cubicle with fixed head and hand held shower, low level W.C and washbasin inset in vanity unit. Radiator. Window to rear.

OUTSIDE

Parking

Two private parking spaces in the courtyard at the rear of The Townhouse.

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.

COUNCIL TAX BAND

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

EPC RATING

Current E; Potential E.

FLOOR AREA

Approx 307sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).



SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties

except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.



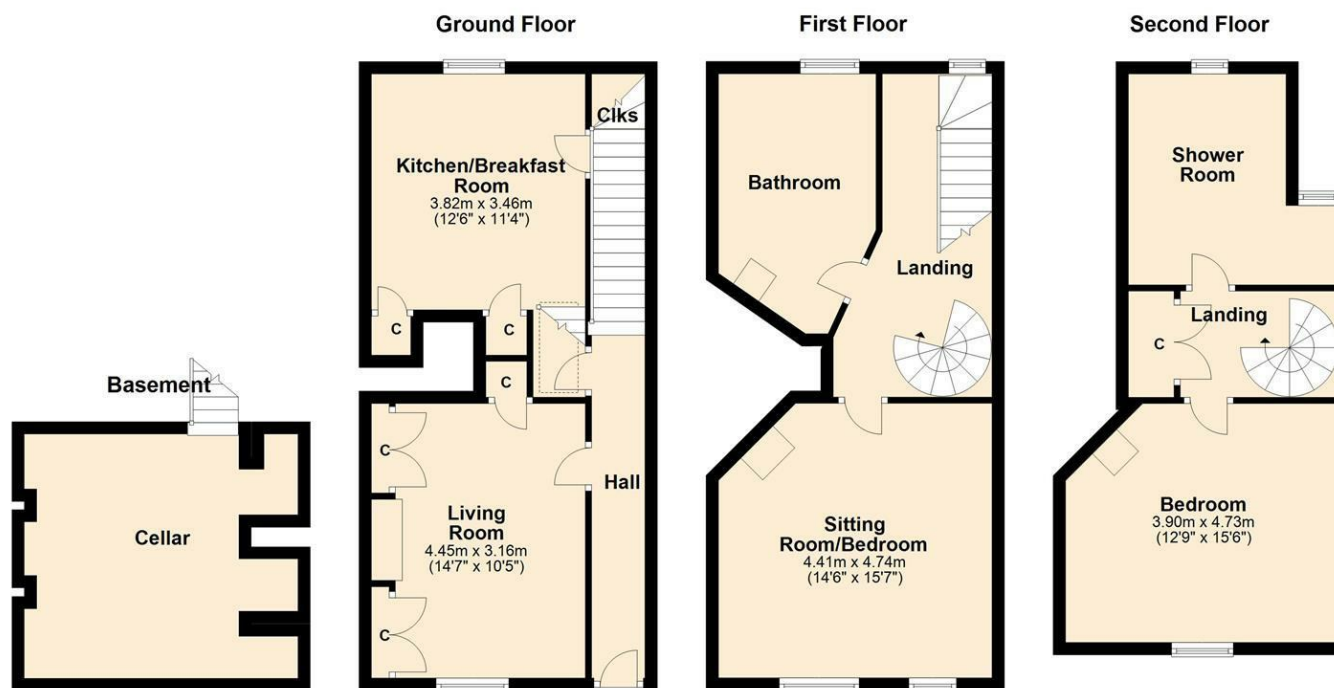


THE
COOPERS ARMS

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84 Tilkehouse St, Hitchin