



NORGANS  
Surveyors & Estate Agents

23 KINGS ROAD  
HITCHIN





## 23 Kings Road

Hitchin

Hertfordshire SG5 1RD

Guide Price £450,000

VIEWINGS TO COMMENCE 27TH APRIL 2024.

CHAIN FREE SALE!

Whilst requiring modernisation, this three double bedroom Victorian era house has so much potential!! Extending across the archway, the first floor is very generous which includes a bathroom. The ground floor offers two reception rooms and a large kitchen opening onto the rear garden.

Subject to the usual planning requirements, this house has considerable scope for extension and refitting to create a fabulous family home.

The location is a well established side road convenient for both the Railway Station, Town Centre, community pubs and many local shops. Directly to the rear of the house are allotments and the stunning Ransoms recreational grounds.

### Viewing

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Storm Porch with entrance door opening to:-

#### Hall

10'5" x 5'6" (3.2m x 1.7m)

Stairs to first floor with storage beneath. Radiator.

#### Lounge

12'9" x 10'2" (3.9m x 3.1m)

Measurements include double glazed bay window to front.

Radiator. Coved ceiling.

#### Family/Dining Room

13'1" x 12'5" (4.0m x 3.8m)

Plus two large cupboards (one of which houses a gas fired boiler (not tested). Radiator. Double glazed window to rear.

#### Kitchen

12'5" x 6'10" (3.8m x 2.1m)

Fitted with a range of floorstanding and wall mounted shaker style units. Rolled edge worksurfaces. Stainless steel sink unit. Part tiled walls. Radiator. Double glazed window and door to side.

### ON THE FIRST FLOOR

#### Landing

Split Landing with doors opening to:-

#### Bedroom One

13'1" x 9'6" (4.0m x 2.9m)

Chimneybreast with cast iron fireplace. Radiator. Double glazed window to front.

#### Bedroom Two

13'5" x 9'10" (4.1m x 3.0m)

Radiator. Double glazed window to rear.

#### Bedroom Three

10'2" x 9'6" (3.1m x 2.9m)

Radiator. Double glazed window to rear.

#### Bathroom

10'5" x 6'10" (3.2m x 2.1m)

Reducing to 1.2m. Fitted with a three piece suite comprising bath, washbasin and W.C. Radiator. Airing cupboard. Double glazed window to front.

### OUTSIDE

#### Front Garden

Courtyard garden with passageway providing access to the rear garden.

#### Rear Garden

Approx 60'0" deep. Patio adjacent to the rear of the house. Step down to the remaining garden which is mainly laid to lawn with gravelled seating area. Large storage shed. Backing on to allotments and Ransoms Recreation ground beyond.

### 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 currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### FLOOR AREA

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

### EPC RATING

TBA

### SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

### 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.

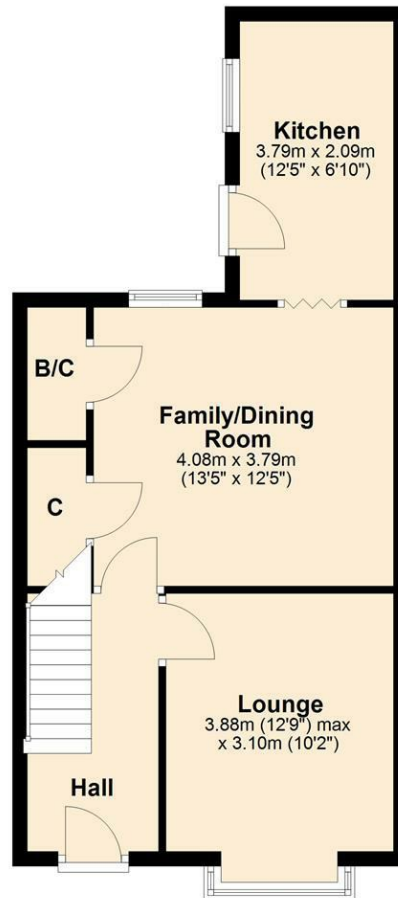
### GDPR

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.

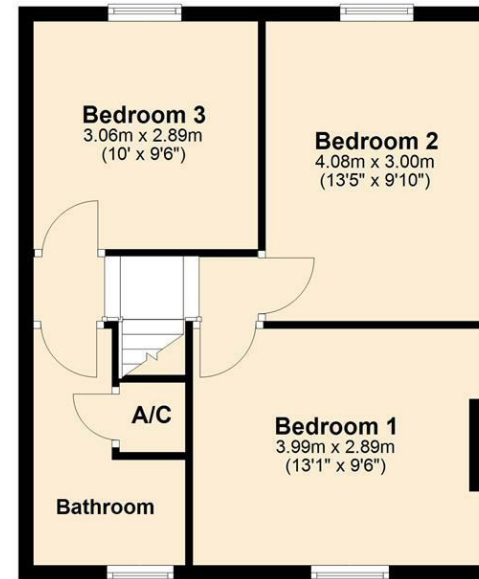
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## Ground Floor



## First Floor



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