



93 REDHILL ROAD  
HITCHIN



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Hitchin  
Hertfordshire SG5 2NY

Guide Price £430,000

BEST AND FINAL OFFERS: 12 NOON, WEDNESDAY 20TH APRIL 2022.

A modern semi-detached home that stands on a south easterly facing plot with ample off-street parking, covered carport and large garage. Our clients parents purchased the property from new in 1972, therefore it is available to the open market for the first time in nearly 50 years, making this a rarely available property!

The house is situated in a popular residential location and is well placed for many amenities including the vibrant Town Centre, good Schools covering all age groups and attractive countryside at Oughton Head. The property features a wide entrance hall. An open plan, dual aspect sitting/dining room. A conservatory and refitted kitchen plus three good sized bedrooms and a family bathroom on the first floor.

The property features Upvc double glazed windows and gas radiator central heating. To the side and rear of the property is a substantial covered car port that provides access to a large garage and external cloakroom.

Whilst requiring updating and refitting, the property in our opinion offers enormous potential. Therefore an early viewing is highly recommended in order to appreciate this CHAIN FREE home.

## Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISSES ON THE GROUND FLOOR

### Entrance Hall

uPVC double glazed entrance door with multi-paned frosted side window. Ceramic tiled floor. Radiator. Coved ceiling. Telephone point. Stairs to first floor with built-in storage cupboard beneath. Doors to Sitting Room and Kitchen.

### Sitting Room

13'0" x 10'10" (3.96m x 3.30m)

Coved ceiling. Radiator. TV point. Central fireplace surround with gas fire (not tested). uPVC double glazed multi-paned window to front. Open plan access to:-

### Dining Room

10'10" x 9'5" (3.30m x 2.87m)

Radiator. Coved ceiling. Serving hatch to Kitchen. uPVC double glazed patio doors to Conservatory.

### Kitchen

11'8" x 7'3" (3.56m x 2.21m)

Refitted with a matching range of floorstanding and wall mounted storage cupboards with top cornicing, pelmets and soft close doors and drawers. Ample rolled edge worksurfaces. Single drainer sink unit with mixer tap. Matching breakfast bar. Fitted Hotpoint electric oven

(not tested). Fitted extractor (not tested). Zanussi hob (not tested). Hotpoint washing machine (not tested). Hotpoint low level fridge (not tested). Tall upright larder style cupboard. Ceramic tiled walls and floor. uPVC double glazed window to side. uPVC double glazed door to rear.

### Conservatory

10'2" x 9'4" (3.10m x 2.84m)

uPVC double glazed construction standing on a dwarf brick wall base with polycarbonate roof. Ceramic tiled floor. Radiator. Power and light connected.

## ON THE FIRST FLOOR

### Landing

Access to loft space. uPVC double glazed window to side. Doors to all Bedrooms and Bathroom.

### Bedroom One

12'9" x 10'3" (3.89m x 3.12m)

Radiator. Fitted with a range of built-in wardrobe cupboards with hanging rails and storage shelving. Matching dressing table and bedside cabinets. Built-in airing cupboard with linen shelving. Telephone point. uPVC double glazed window to front.

### Bedroom Two

9'6" x 9'2" (2.90m x 2.79m)

Plus a range of built-in wardrobe cupboards with hanging rails and storage shelving. Radiator. uPVC double glazed window to rear.

### Bedroom Three

9'8" x 6'5" (2.95m x 1.96m)

Radiator. Built-in over stairs storage cupboard. uPVC double glazed multi-paned window to front.

### Bathroom

7'7" x 6'2" (2.31m x 1.88m)

Fitted with a white suite comprising pedestal washbasin, bidet, low level W.C and panelled bath with mixer tap shower attachment over. Ceramic tiled walls. Radiator. uPVC double glazed window to rear.

## OUTSIDE

### At the Front

Blockpaved front garden area providing ample off-street parking and access to the front door. Double wooden gates and blockpaved driveway continuing under the carport at the side.

### Carport

33'0" x 7'5" (10.06m x 2.26m)

Covered side carport with blockpaving and double gates to the front. Outside lighting.



### **Garage**

**22'2" x 10'5" (6.76m x 3.18m)**

With up over vehicular entry door. Power and light connected. Ceramic tiled floor. Part glazed door to side. Ceramic sink. A range of floorstanding storage units and shelving. Window to rear.

### **External W.C.**

Fitted with a white suite comprising low level W.C and wall mounted washbasin. Part tiled walls. Ceramic tiled floor. Frosted window to side.

### **Rear Garden**

**34'0" x 20'0" approx (10.36m x 6.10m approx)**

In need of attention. Enclosed by panelled fencing. Timber garden shed.

### **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.

### **FLOOR AREA**

Approx 77 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**

Current: D Potential: B

### **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**

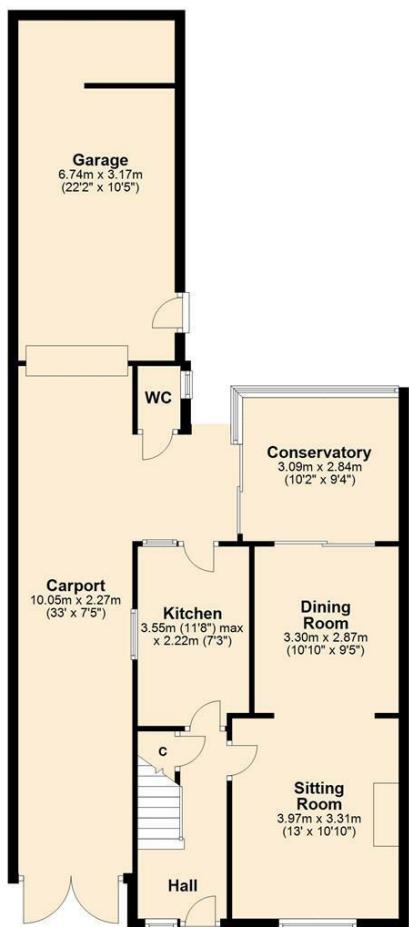
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Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, 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

