



**Connells**

Tudor Court  
Hitchin



### Property Description

**\*\*SHARE OF FREEHOLD\*\*** Offered for sale with the benefit of no onward chain is this very large two bedroom maisonette. While the internal accommodation would benefit from updating this property offers excellent scope for a first-time buyer or downsizer.

This fabulous home is arranged over three floors and features a large living room with direct access to a balcony, a fitted kitchen, two double bedrooms and a family bathroom. Externally are the unusual benefits of both a private garden and garage.

Tudor Court is a private road situated just a short walk from town and offers a very central and private location.

### Ground Floor

#### Entrance Hall

Door to front, storage cupboard and stairs leading to first floor.

#### First Floor

#### Lounge

Double glazed window to rear aspect, feature fireplace, TV and telephone points, laminate flooring and two radiators. Door to rear leading to balcony.

#### Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback tiling, integrated electric oven, hob with cooker hood over, plumbing for washing machine and dishwasher, stainless steel sink and drainer, space for fridge/freezer and radiator. Understairs storage cupboard.

## Second Floor

### Landing

Double glazed window to rear aspect, loft access and airing cupboard.

### Bedroom One

Double glazed window to front aspect, built-in cupboard and radiator.

### Bedroom Two

Double glazed window to front aspect and radiator.

### Separate W.C.

Double glazed window to rear aspect, wash hand basin and WC.

### Bathroom

Double glazed window to rear aspect, wash hand basin, panelled bath with shower over, WC, partly tiled and heated towel rail.

## Outside

### Front Of Property

Outside storage cupboard.

### Rear Garden

Private enclosed rear garden with shared access.

### Garage En Bloc

Single garage en bloc with up and over door.

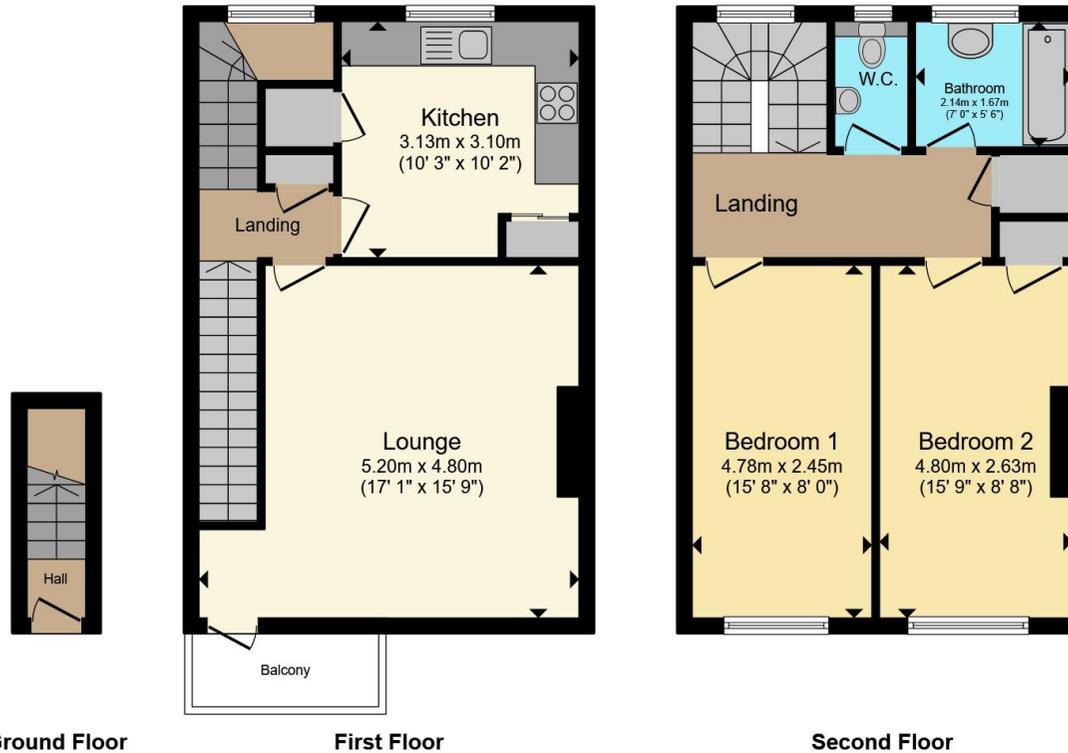
### Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Total floor area 85.9 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge: 200.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308487](http://connells.co.uk/Property/HIT308487)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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