



PUTTERILLS

est. 1992

£950

Cadwell Lane

Hitchin, SG4 0AQ

PROPERTY SUMMARY

A well-presented ground floor maisonette. Internally the property offers a double bedroom, good size lounge area, a contemporary refitted kitchen, and a modern shower room. Further benefits include uPVC double glazing throughout, new electric heaters, and a number of storage cupboards. Outside are well-tended communal gardens and an allocated parking space. This property is within walking distance of Hitchin train station and close to excellent local amenities.

1



1



1







Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 37.6 sq. metres (404.2 sq. feet)

Approximate measurements not to scale for room identification purposes only
Plan produced using PlanUp.

LOCAL AUTHORITY

Hitchin

TENURE

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk