



Wratten Road West, Hitchin, SG5 2AX
Guide Price: £400,000
Freehold

PROPERTY SUMMARY

This charming two-bedroom Victorian cottage on Wratten Road West combines period character with modern convenience, making it ideal for individuals or couples. It features a bright reception room, practical kitchen, modern ground-floor bathroom, and two well-sized bedrooms. Outside, there's a private decking area perfect for outdoor relaxation. Located close to Hitchin town centre and within the catchment for good schools, it offers a vibrant community lifestyle. A rare opportunity in a desirable Hertfordshire location.

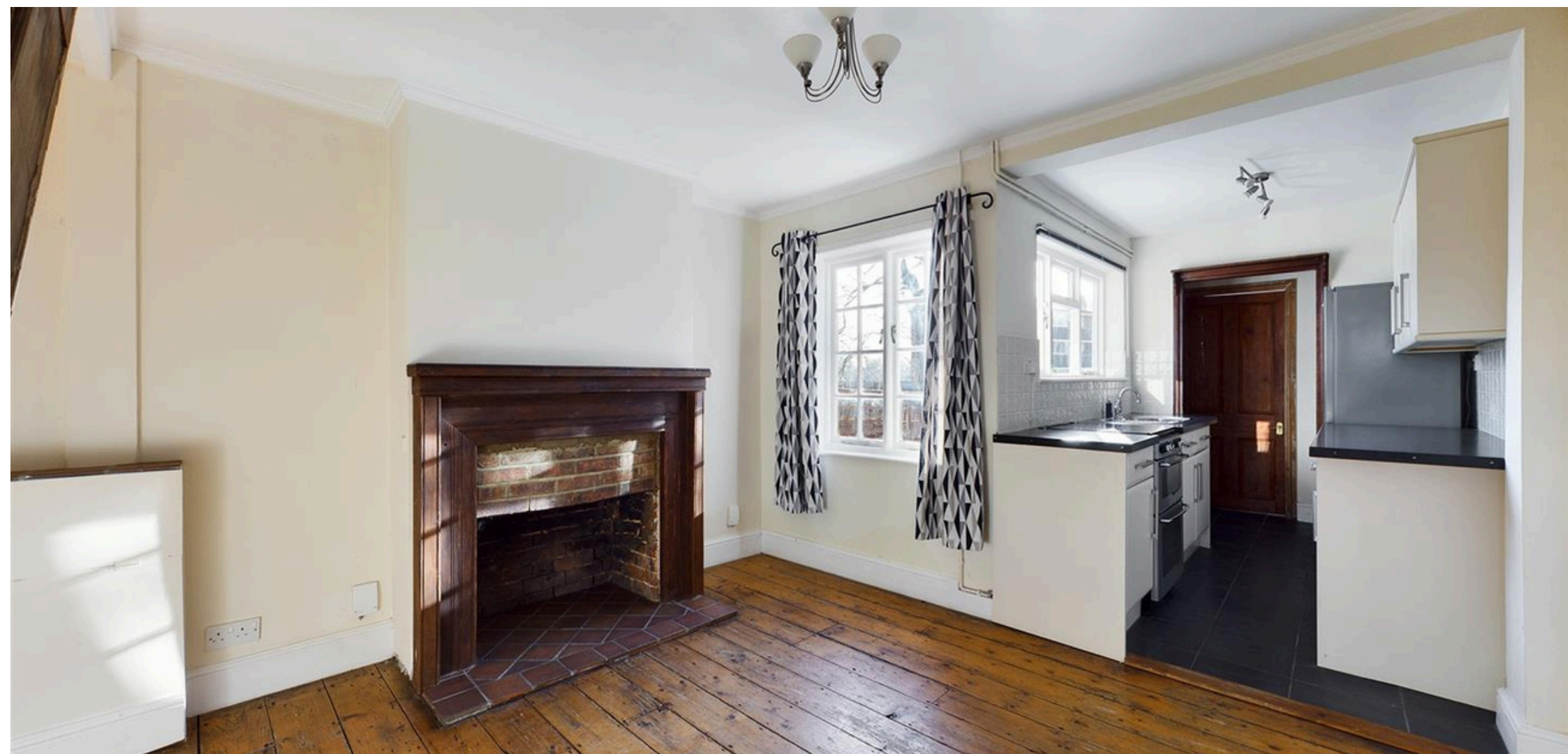
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1

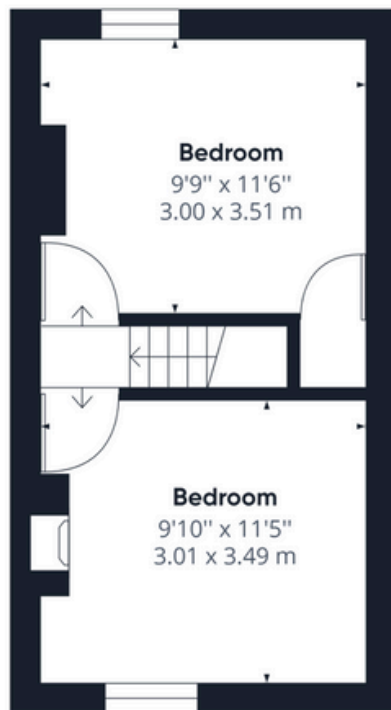
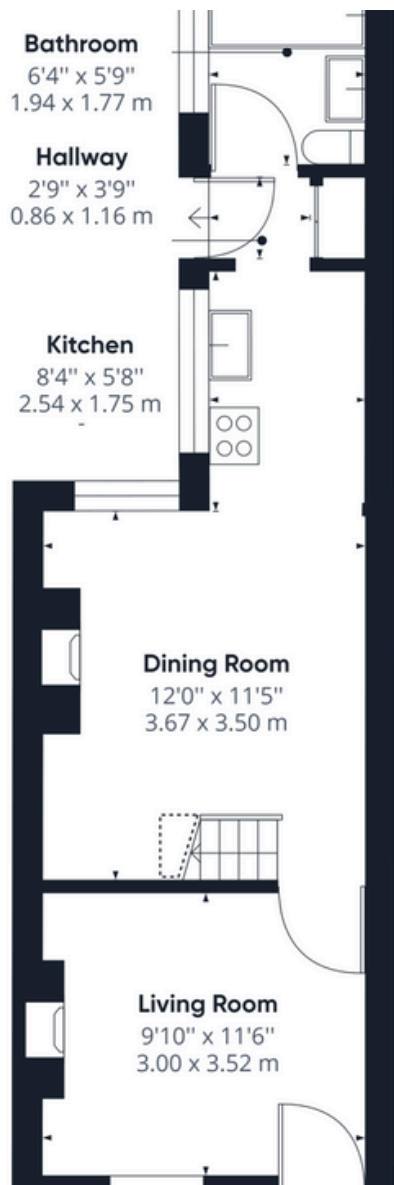


2









Floor 1 Building 1

Approximate total area⁽¹⁾
580.75 ft²
53.95 m²

Reduced headroom
9.86 ft²
0.92 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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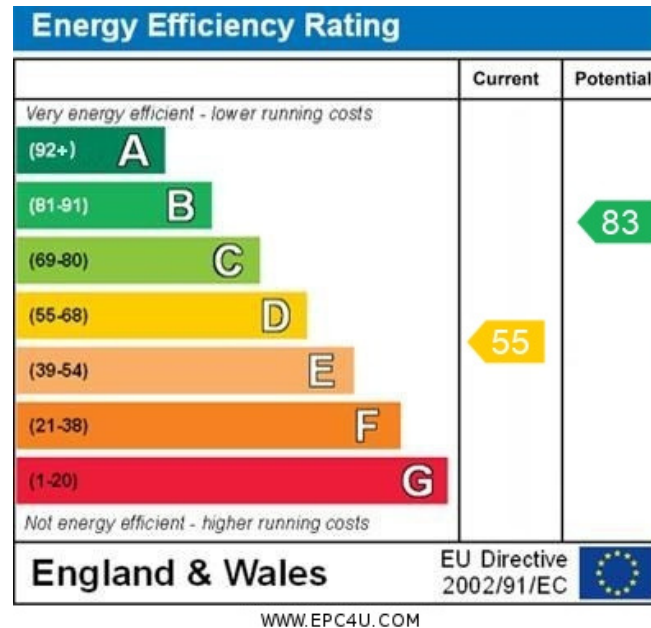
LOCAL AUTHORITY :- Hertfordshire

TENURE:- Freehold

COUNCIL TAX BAND: C

VIEWINGS

By prior appointment only



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 is taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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