



PUTTERILLS

est. 1992



Woolgrove Road, Hitchin, SG4 0AT
Guide Price: £400,000

PROPERTY SUMMARY

Recently refurbished throughout, this charming two-bedroom character home combines period appeal with contemporary comfort in a highly convenient Hitchin location. Thoughtfully updated by the current owners, the property offers a bright reception room, a newly fitted kitchen with adjoining dining space, two well-proportioned bedrooms and a stylish modern bathroom. Outside, a generous rear garden provides excellent outdoor space along with future extension potential, subject to planning permission. Positioned within easy reach of Hitchin town centre, mainline station and local amenities, this chain-free home presents an excellent opportunity for buyers seeking a move-in-ready property with character and scope for the future.

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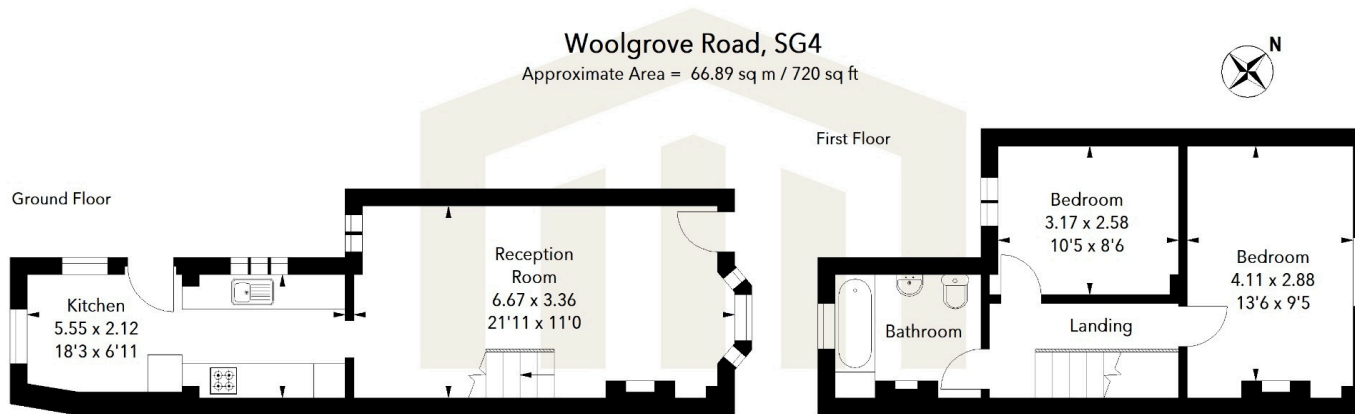


LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



PUTTERILLS
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		86
(69-80)		
C		
(55-68)		
D	63	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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



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