



## SITUATION

Located close to the junction with Conquest Close in this residential area located less than a mile from the town centre. Hitchin Rail Station is located approx. 1 mile from the property with regular services to London King's Cross Station.

Hitchin is an old market town located approx. 42 miles north of central London with excellent road communications via the A1(M) (Junction 8).

## PROPERTY

A mid-terraced building comprising a **2 Bed House** planned on ground and first floors benefitting from uPVC double glazing and a rear garden.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## ACCOMMODATION

### Ground Floor

2 Rooms  
Kitchen  
Bathroom/WC  
Laundry Room

### First Floor

Bedroom 1  
Bedroom 2

**GIA Approx. 805 sq ft**

## TENANCY

The entire property is let on a **Regulated Tenancy** to an Individual at a current rent of **£5,527.14 per annum** exclusive (**£106 per week**).

**Note: A 3 Bed House at No. 30 Stevenage Road sold for £425,000 in Feb. 2021 and a 2 Bed House at No. 64 Stevenage Road sold for £300,000 in Feb. 2019.**

**£5,527.14** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**