






-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Private Garden
-  Residents Parking

Freehold

Council Tax Band:
C £2,145.77 (2026/2027)

Local Authority:
North Hertfordshire District Council



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Grove Road, Hitchin, SG5 1SF
Guide price of £300,000

CHAIN FREE - Needs full refurbishment. Sold as seen. Viewings: Saturday 13th June, by appointment only.

Description

This three-bedroom Victorian mid-terrace home presents excellent potential for enhancement and extension, subject to planning permissions. Ideally located on a central road, it's within walking distance of the town centre, mainline station, popular schools, and Bancroft Park. Needing complete refurbishment throughout, the property is sold as seen with no structural surveys undertaken. It is offered chain free, with the sellers seeking a buyer ready to proceed quickly to exchange and completion. The layout begins with an entrance hall leading to two reception rooms, followed by a kitchen and a ground floor bathroom. Upstairs are three bedrooms. Outside, the rear garden, though currently overgrown, includes a lawn area and a variety of mature shrubs and trees, offering potential for landscaping and improvement.

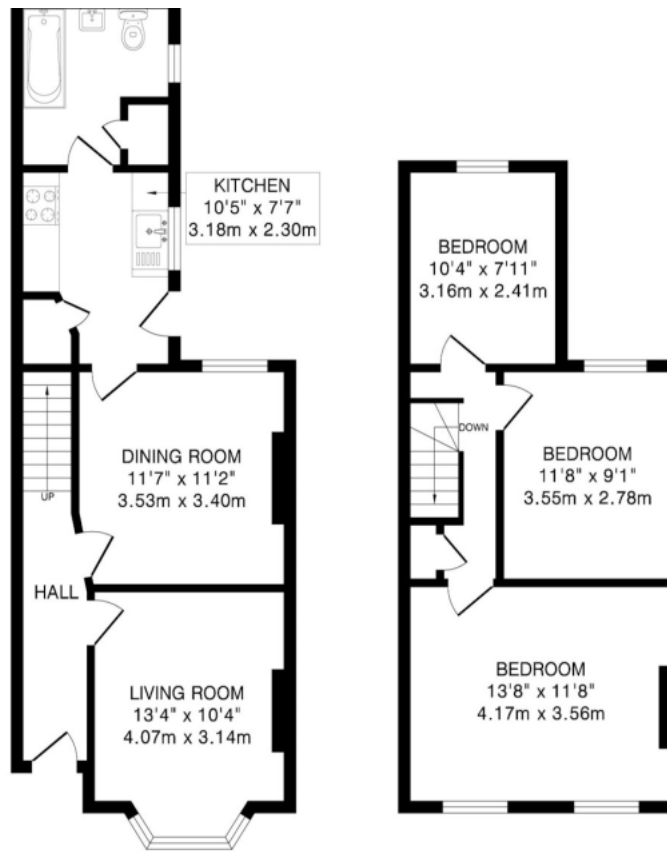
Location

Grove Road boasts a prime location near the mainline train station, local amenities, and town centre. Within the catchment of top Hitchin schools and close to parks like Bancroft, Ransoms, and Cadwell Lane, it's perfect for families.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





Ground Floor
491 sq.ft.(45.5 sq.m)approx. First Floor
418 sq.ft.(38.8 sq.m)approx.

TOTAL FLOOR AREA: 909 sq.ft.(84.3 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.