

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Courtyard Garden

 On Street

 EPC Band C

Freehold

Council Tax Band:  
C £2,046.81 (2025/26)

Local Authority:  
North Hertfordshire District Council





**Chain-free Victorian home, ideal for first-time buyers near town centre and mainline station.**

### Description

This characterful Victorian terrace offers generous living space and fantastic potential to enhance. Set behind a neat paved front garden, the property welcomes you into the hallway that leads to a bright, bay-fronted sitting room. The spacious dining room, with generous storage, sits just beyond and flows into a separate kitchen, creating a practical layout for modern living. A door from the kitchen opens onto the garden. A ground floor bathroom is positioned to the rear, while upstairs you'll find three well-proportioned bedrooms, each offering ample space and versatility. Outside, a passageway leads to the west-facing rear courtyard garden, perfect for enjoying afternoon and evening sun. With its blend of original charm, scope for improvement, and the added benefit of being offered to the market chain free, this home presents an exciting opportunity for buyers looking to make a property their own.

### Location

Grove Road offers a prime location, close to the mainline train station, local amenities, and town centre. It's in the catchment area for top Hitchin schools and near parks like Bancroft and Ransoms, perfect for families.

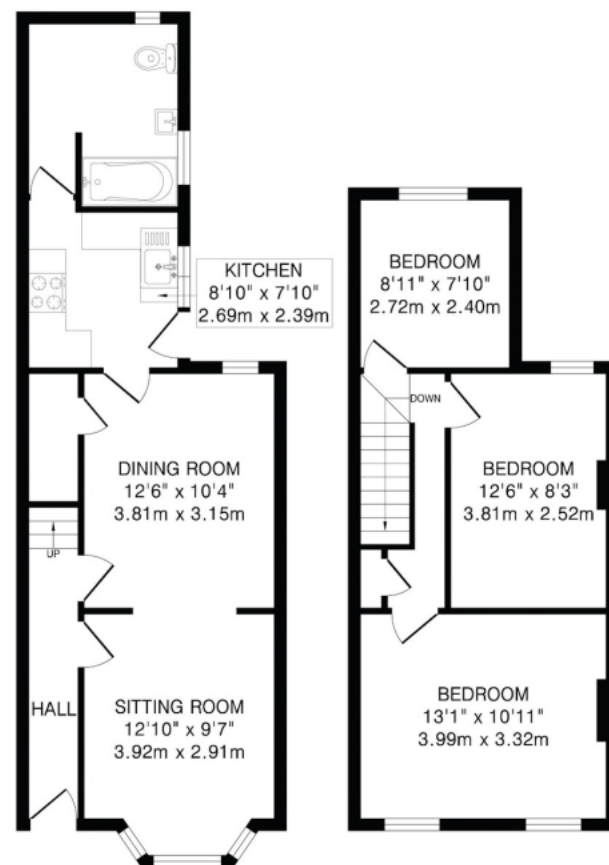


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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









Ground Floor 469 sq.ft.(43.6 sq.m)approx. First Floor 384 sq.ft.(35.6 sq.m)approx.

TOTAL FLOOR AREA: 853 sq.ft.(79.2 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.

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