



1 Cadwell Farm Cottages • Arlesey Road • Ickleford • Hitchin • Hertfordshire • SG5

311A
£1,700 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Storm Porch • Living Room • Kitchen • Utility Room
Landing • Master Bedroom • Bedroom 2 • Bathroom
Loft Room

CHARMING VICTORIAN COTTAGE PLEASANT LOCATION

THE PROPERTY

This delightful Victorian end of terrace farmworker's cottage has been well updated with a modern fitted kitchen and a truly outstanding first floor bathroom. The cottage benefits from oil fired central heating (the boiler has recently been replaced) and a wood-burning stove to the sitting area of the spacious living room.

There are two good bedrooms on the first floor and a useful loft room on the second.

The property is available to rent unfurnished.

THE OUTSIDE

The cottage stands some 92' (28m) back from its lane with the front of the plot being laid to tarmac providing off-street parking for two cars. The well-fenced low maintenance front garden is laid mainly to paving with a very useful timber outbuilding with summerhouse and garden shed sections.

The overall plot is about 146' (44.66m) in length with a secluded brick patio area to the rear with herbaceous border and backing on to open farmland. Oil storage tank.

THE LOCATION

The cottage is pleasantly located close to open countryside on the north-west outskirts of the village of Ickleford on the outskirts of Hitchin. It is handily placed for access to Letchworth Garden City and Hitchin railway stations, each of which is just 2.4 miles away and on the London Kings Cross mainline. There are regular services throughout the day with the fastest services to King's Cross taking just 28 minutes from Letchworth and 34 minutes from Hitchin. The fastest journey to Cambridge in the opposite direction are 26 minutes and 32 minutes respectively. Junction 9 on the A1(M) is 4.5 miles away by car.

Ickleford is an attractive large village in north Hertfordshire with a primary school, village shop and choice of pubs. The adjoining towns of Hitchin and Letchworth Garden City provide a wide range of amenities including excellent shopping, schools, pubs, restaurants and leisure facilities.

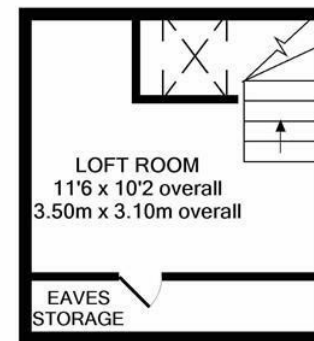




GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 143 SQ.FT.
(13.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 SQ.M.)
Made with Metropix ©2021

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES



EPC RATING

Band - F

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C



RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk