



Because property is personal with...

Ickleford Road, Hitchin

# BELVOIR!



**Guide price** £365,000



## Key Features

- Chain free
- Period cottage
- Central location
- Easy amble to both town and station
- The 'Vic' as your local
- Nearby amenities
- EPC rating D
- Freehold





## VICTORIAN GEM IN CENTRAL HITCHIN!

Belvoir welcome you to this charming 2-bedroom cottage located on Ickleford Road in the heart of Hitchin. This delightful property boasts a central location, making it convenient for all your needs, with both the mainline station and town centre within easy walking distance.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, ideal for a small family or as a guest room and home office. The property's Victorian heritage adds character and charm, giving you a glimpse into the past while providing a solid foundation for you to make it your own. The charming courtyard garden is a tranquil oasis where you can unwind after a long day or enjoy a morning coffee.

This house offers you the opportunity to put your own stamp on it, allowing you to create a space that truly reflects your style and personality. Best of all, this property is chain-free, making the buying process smoother and more straightforward.

## GROUND FLOOR

### Entrance

Via wooden front door approached from the raised front garden by a few steps.

### Lounge 3.75m x 3.65m (12'3" x 11'11")

Coving to smooth skimmed ceiling. Wood framed window to front aspect. Wood effect laminate flooring. Open fire place. Radiator. Open-plan onto:

### Dining Room 2.95m x 2.35m (9'8" x 7'8")

Coving to smooth skimmed ceiling. Wood effect laminate flooring. Stairs rising to first floor with storage cupboard beneath. Door to:

### Kitchen 3.00m x 1.90m (9'10" x 6'2")

Smooth skimmed ceiling with recessed spotlights. Wood framed window to rear aspect. Fitted with a range of base and eye level cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap.

Stainless steel built-in single oven with ceramic hob inset to work-surface and extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Doorway to rear lobby with wooden part glazed door to garden. Door to bathroom.

### Bathroom

White suite comprising panel enclosed bath with chrome mixer tap featuring a shower attachment, pedestal mounted hand wash basin with chrome taps and low level flush WC.

## FIRST FLOOR

### Landing

Doors to both bedrooms.

### Bedroom One 3.75m x 3.65m (12'3" x 11'11")

Smooth skimmed ceiling. Wood framed window to front aspect. Wood effect laminate flooring. Radiator.

### Bedroom Two 2.85m x 2.35m (9'4" x 7'8")

Smooth skimmed ceiling. Wood framed window to rear aspect. Wood effect laminate flooring. Airing cupboard. Radiator.

## EXTERIOR

### Front Garden

Raised area with brick wall support. Accessed via a few steps. Planted with varied well-established mature shrubs providing natural screening.

### Rear Garden

Fence enclosed courtyard garden. Mature trees and shrubs. Timber shed to remain.





## PROPERTY INFORMATION

Council Tax Band: C

EPC Rating: D

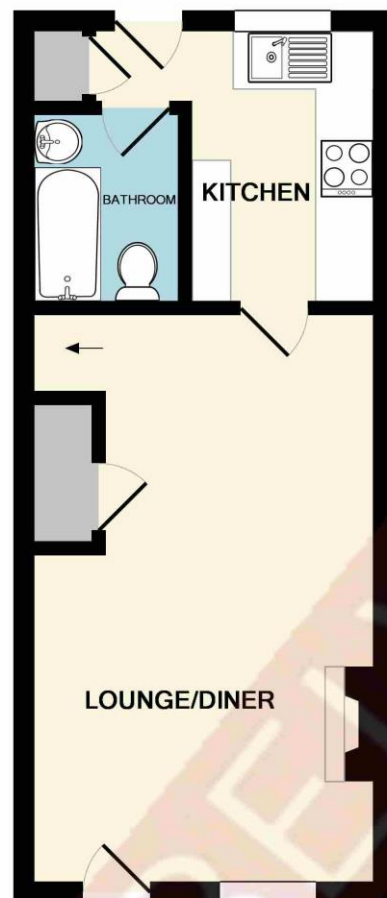
## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

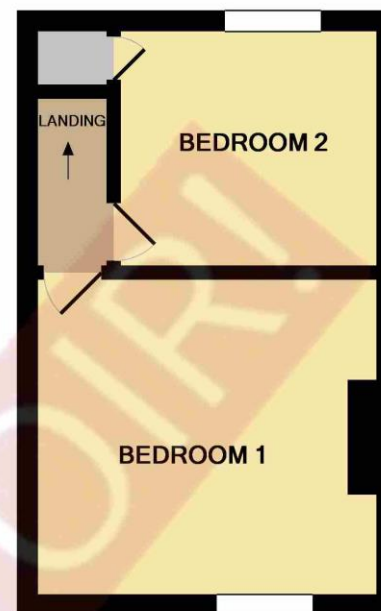








GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 241 SQ.FT.  
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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