



**Connells**

Arlesey Road  
Ickleford Hitchin



### Property Description

A Victorian property situated in the highly desirable Ickleford Village.

While the property does require internal modernisation this would make an excellent first time buy or investment purchase.

Internally on the ground floor is a large open reception room, kitchen and bathroom. Upstairs are two well proportioned bedrooms and outside is a good size rear garden.

### Ground Floor

#### Entrance Porch

Single glazed door to front and single glazed window to side aspect.

#### Lounge

19' 5" x 12' 10" ( 5.92m x 3.91m )

Double glazed window to front aspect, gas fireplace, TV and telephone points, stairs leading to first floor with storage cupboard underneath and two radiators.

#### Kitchen

7' 11" x 7' 11" max ( 2.41m x 2.41m max )

Fully fitted kitchen with single glazed window and door to side aspect, a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, fridge/freezer, space for electric oven and plumbing for washing machine. Lean-to off the kitchen with door leading to garden.

#### Bathroom

Single glazed window to side aspect, wash hand basin, bath with shower over, WC and radiator.

## First Floor

### Bedroom One

12' 10" max x 11' 6" ( 3.91m max x 3.51m )

Double glazed window to front aspect, built-in storage and radiator.

### Bedroom Two

9' 9" max x 7' 6" ( 2.97m max x 2.29m )

Double glazed window to rear aspect and overstairs storage cupboard.

## Outside

### Front Garden

Small mature frontage with pathway leading to front door.

### Rear Garden

Enclosed rear garden mostly laid to lawn with gated side access.









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**EPC Rating: E**

Tenure: Freehold

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