



**Connells**

Turnpike Lane  
Ickleford Hitchin



## Property Description

Offered to the market is this three bedroom semi-detached home in the highly sought after Village of Ickleford in Hitchin. This property has been extended to the rear which creates a spacious ground floor comprising of two receptions, fitted kitchen and a cloakroom. The first floor accommodation boasts three good sized bedrooms and a family bathroom. This property offers great potential to extend further over the garage STPP to create a stunning four bedroom family home!

This home benefits further from both front and rear gardens, garage and off-street parking, gas central heating and is CHAIN FREE! We highly recommend an internal viewing at your earliest convenience so that the potential that this home offers can be fully appreciated.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Hall

Understairs storage cupboard, wood effect flooring and radiator.

### Lounge

24' 4" x 11' 6" max ( 7.42m x 3.51m max )  
Double glazed window to front aspect, single glazed window and door to rear and radiator.

## Dining Room

10' 2" x 9' 4" ( 3.10m x 2.84m )

Fireplace, wood effect flooring and two radiators.

## Kitchen

19' 1" x 9' 5" ( 5.82m x 2.87m )

Fully fitted kitchen with double glazed door to side and rear, double glazed window to side, work surfaces with splashbacks, a range of wall and base units, electric oven, gas hob, white ceramic sink, space for washing machine and dishwasher, wood flooring and radiator.

## Lean To

16' x 4' 10" ( 4.88m x 1.47m )

Double glazed window to rear aspect, single glazed door to rear and wood effect flooring. Access to Cloakroom.

## Cloakroom

Wash hand basin and WC.

## First Floor

## Landing

Double glazed window to side aspect and storage cupboard.

## Bedroom One

13' 2" x 10' 11" ( 4.01m x 3.33m )

Double glazed window to front aspect, fitted wardrobes and radiator.

## Bedroom Two

11' 11" into recess x 8' 11" plus wardrobe (

3.63m into recess x 2.72m plus wardrobe )

Double glazed window to rear aspect and radiator.

## Bedroom Three

9' 8" into recess x 7' ( 2.95m into recess x 2.13m )

Double glazed window to front aspect and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin, walk-in shower, WC and radiator.

## Outside

## Front Garden

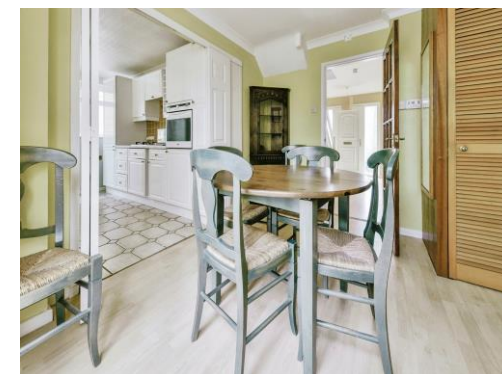
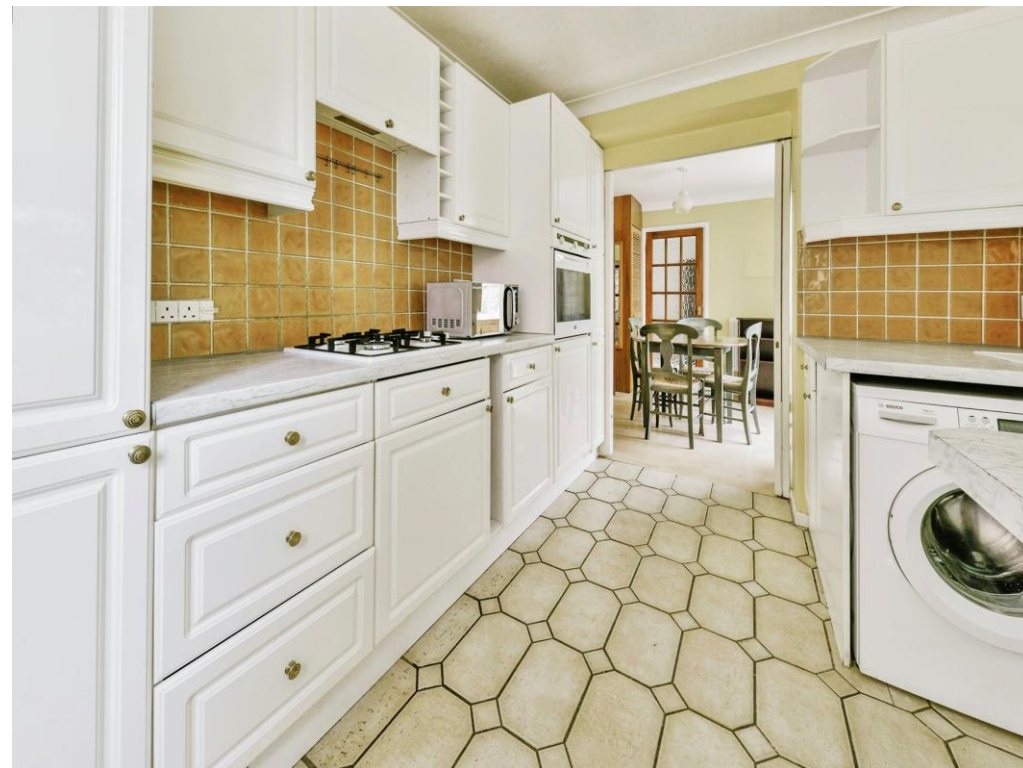
Driveway with space for up to two cars, laid to lawn with shrubs and flowers to borders.

## Rear Garden

Lawned rear garden with patio area and shrubs to borders.

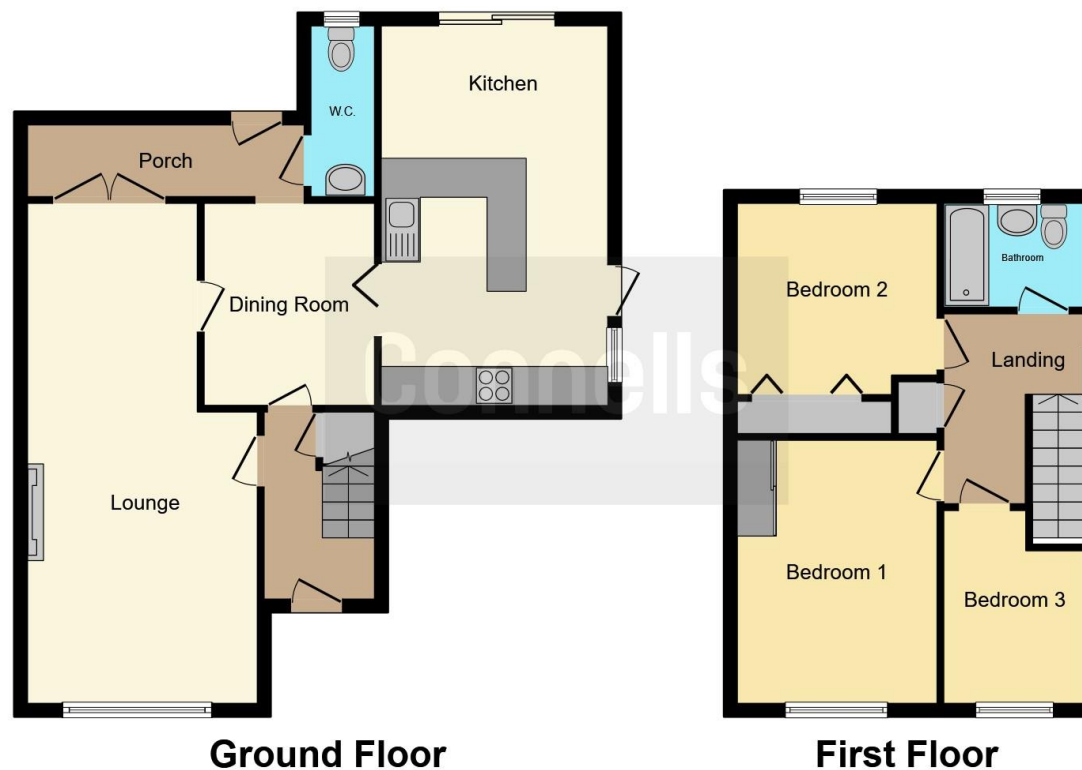
## Garage

Single garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT307711](http://connells.co.uk/Property/HIT307711)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT307711 - 0006