



Ickleford Road, Hitchin, Hertfordshire. SG5 1TL





## 2 Bedroom Terraced House

### Guide Price £475,000 Freehold

A beautifully presented Victorian terraced cottage superbly situated within a short walk of the town centre and approximately a 10 minute walk from Hitchin's mainline railway station.

Having retained period features the accommodation comprises lounge with bay window and a separate dining room, both with feature fireplaces, fully fitted kitchen and cloakroom to the ground floor. Upstairs are two generous double bedrooms with ornate fireplaces and a four piece bathroom suite. Outside is an attractive elevated front garden and a low maintenance rear garden measuring approximately 70ft in length. For further details and your appointment to view please contact Satchells Hitchin.

- A stunning character cottage
- Two reception rooms
- Two double bedrooms
- Fitted kitchen
- Ground floor cloakroom
- First floor bathroom
- Attractive gardens
- 5 minute walk to town centre
- 10 minute walk to railway station
- EPC rating D. Council tax band C

**Ground Floor:****Front Door:**

Timber front door.

**Lounge:**

Abt. 11' 6" x 11' 2" (3.51m x 3.40m) Double glazed bay window to front with fitted shutters. Feature fireplace with inset coal effect living flame gas fire and tiled hearth. Radiator. Television point. Telephone point. Polished floorboards.

**Lobby:**

Stairs to first floor. Polished floorboards.

**Dining Room:**

Abt. 11' 7" x 10' 11" (3.53m x 3.33m) Double glazed window to rear. Feature fireplace with inset coal effect living flame gas fire and tiled hearth. Understairs cupboard. Radiator. Polished floorboards.

**Kitchen:**

Abt. 10' 2" x 7' 1" (3.10m x 2.16m) A well appointed kitchen comprising a good range of eye and base level units with solid wood worktops. Inset single drainer 'Franke' composite sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Tiled splash back area. Wall mounted gas boiler. Double glazed window to side. Part glazed door to side. Vinyl flooring.

**Utility Area:**

Double glazed window to rear. Solid wood work surface. Plumbing for automatic washing machine and dishwasher. Radiator. Vinyl flooring.

**Cloakroom:**

A white suite comprising low level WC and wash hand basin. Tiled splash back area. Double glazed window to side. Vinyl flooring.

**First Floor:****Bedroom One:**

Abt. 11' 6" x 10' 10" (3.51m x 3.30m) Double glazed window to rear. Ornate cast iron fireplace with slate hearth. Built-in wardrobe. Radiator. Television point. Carpet as fitted. Door to bathroom.

**Bathroom:**

Abt. 10' 3" x 7' 1" (3.12m x 2.16m) A white four piece suite comprising double ended bath, fully tiled corner shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Tiled splash back area. Heated towel rail. Double glazed window to rear. Vinyl flooring.

**Bedroom Two:**

Abt. 11' 6" x 11' 3" (3.51m x 3.43m) Double glazed window to front with fitted shutters. Ornate cast iron fireplace with slate hearth. Built-in wardrobe. Radiator. Carpet as fitted.

**Outside:**

**Front Garden:**

A low maintenance front garden retained by a brick wall and wrought iron railings. Path to front door. Decorative stone.

**Rear Garden:**

A private, low maintenance rear garden with an artificial lawn area and the remainder made up of decorative shingle and slate. A timber summer house at the base of the garden is to remain.

**Additional Information:**

**Location and Amenities:**

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

**Agents Note:**

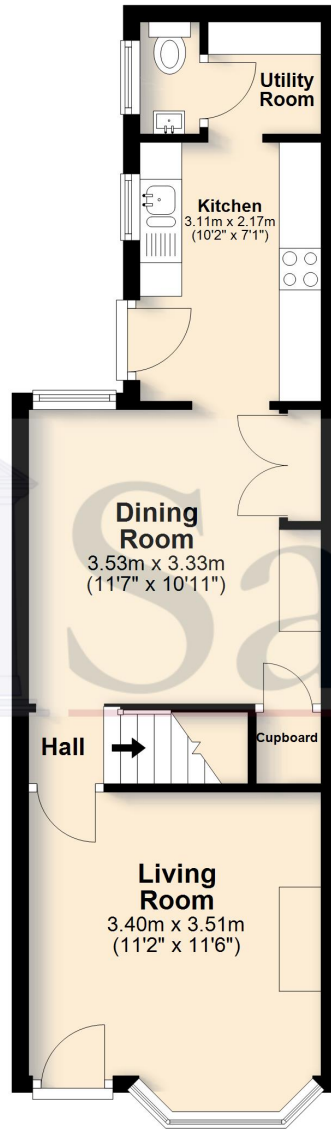
Draft details yet to be approved by the vendor and may be subject to change.



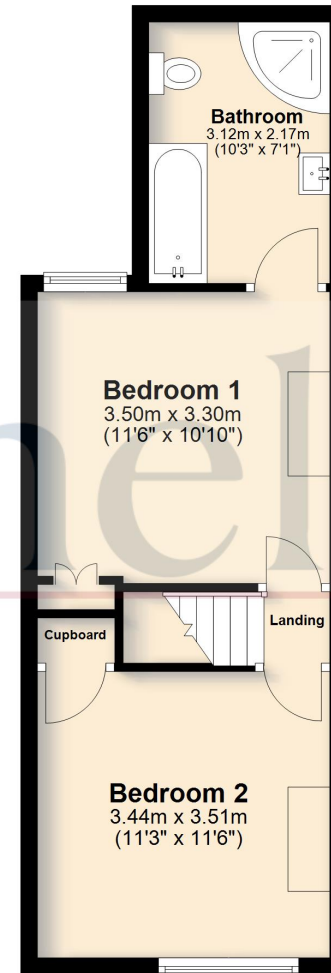


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.