Icknield Close

Ickleford, Hitchin,
Hertfordshire, SG5 3TD
Guide Price £250,000

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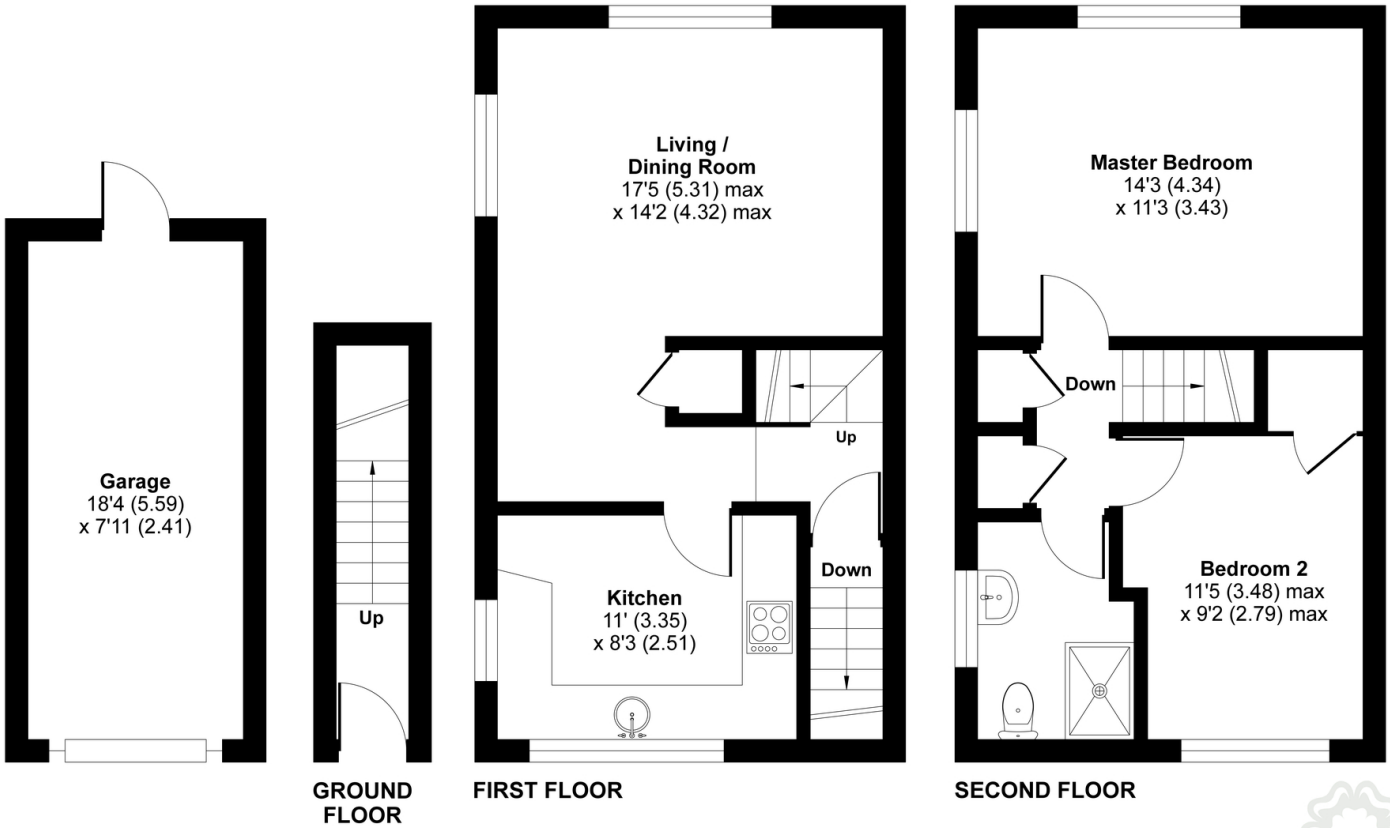
Situated in the picturesque village of Ickleford is this two bedroom maisonette which is set in a quiet location and offers the most breathtaking views across meadows and countryside. From the rear of the property you will see a wealth of nature including the lovely river, ducks and the spectacular views of a barn owl nesting and feeding. There are some spectacular walks and across the meadows buying this property is not only buying a home but buying a life style. The property itself has been looked after by the current owners and offers comfortable accommodation including a well appointed kitchen, living room, two bedrooms and recently refurbished shower room. The property benefits from an extended lease which has 950 years remaining and benefits from both on street and garage parking. Viewing is highly recommended to appreciate both the property and the setting.

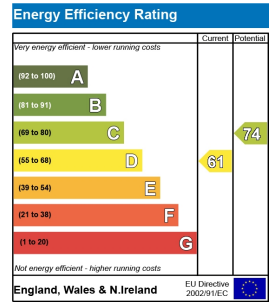
- Two bedroom duplex maisonette
- Spectacular views and wonderful walks in open countryside
- Dual aspect windows in both living room and kitchen
- Both on street and garage parking available
- We have been advised by the vendor that the service is approx. £60.37pcm (£724.44 per annum)
- 1.9 miles 7 minute drive to Hitchin train station (as per Google maps)

LISTERINE

Approximate Area = 926 sq ft / 86 sq m (includes garage)

For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 697218

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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