



Icknield Close, Ickleford GUIDE PRICE £230,000 to £250,000

Guide Price £230,000 to £250,000. Perfect first home, smart downsize, or long-term rental — it fits the plan, whatever stage you're at | Landlords / Investors- Offers a strong gross return with an expected annual income close to £17,000 — a low-maintenance investment in a high-demand location that's ready to let from day one | Split over two floors with over 750 sq. ft. of living space — feels more like a house than a flat | A bright and generous living room with space to properly stretch out after a long day | Modern kitchen-diner that's big enough for weekday meals and weekend catch-ups over coffee | Two double bedrooms upstairs, so no awkward box rooms or compromises on space | Stylish shower room with a clean, modern finish — no updates needed before moving in | Garage en bloc plus communal parking, making life that bit easier if you drive | Beautiful VILLAGE location - stones throw to local pub, church and shops, and just outside Hitchin and Letchworth | Easy access to Hitchin station, ideal for commuting without the chaos



GUIDE PRICE £230,000 to £250,000. Unbelievable Value! Looking For Your First Home? Seeking out a solid investment with strong rental potential? Or perhaps it's time to downsize and keep things simple without compromising on space? Whatever your reason for moving, this spacious maisonette in the heart of Ickleford offers a smart, practical solution.

Set over two floors and measuring in at around 750 sq. ft., this home gives you more room than many houses in the same price range. The space on offer here really sets it apart, and it's clear from the moment you walk in that it's been well looked after.

The first floor opens up into a generous living room, comfortably fitting a large sofa and additional furniture without feeling cramped. It's a social space that works just as well for quiet nights in as it does for having a few friends over.

Tucked at the back is a great-sized kitchen/diner, well laid out with modern units, durable flooring, and plenty of surface space. Whether you're rustling up a quick meal or enjoying a slow breakfast at the table, it's a genuinely usable room that feels open and light. Integrated appliances include a built-in double oven and hob, and there's space for both a washing machine and separate dryer - a small but important touch that makes everyday life easier.

Upstairs, you'll find two proper double bedrooms, both bright, well proportioned, and easy to furnish. The shower room has been updated with floor-to-ceiling tiling, a floating vanity unit, and a modern finish throughout. It's all been done in a neutral, clean style that's easy to make your own.

Outside, there's communal parking, a garage en bloc, and shared grounds - enough green space to enjoy without the maintenance hassle. Location-wise, Ickleford ticks plenty of boxes. It's a friendly village with a strong sense of community and has its own popular pubs just around the corner.



You're within walking distance of Hitchin station, with quick links into London, and only a few minutes' drive from Letchworth too. It's a spot that combines convenience with a more relaxed pace, which is why it continues to attract a wide mix of buyers. This home isn't trying to be something it's not - but what it does, it does really well. Space, condition, location, and potential — all wrapped up in a low-maintenance package.

DO NOT MISS THIS OPPORTUNITY - Take a look TODAY before someone else buys!

| **ADDITIONAL INFORMATION**

Council Tax Band - B

EPC Rating - D

Leasehold - 960 years remaining

Ground rent - Peppercorn

Service charge - £360.00 every six months

| **FIRST FLOOR**

Living Room: Approx 16' 0" x 10' 11" (4.88m x 3.33m)

Kitchen / Diner: Approx 14' 1" x 11' 5" (4.29m x 3.48m)

| **SECOND FLOOR**

Bedroom One: Approx 14' 2" x 11' 5" (4.32m x 3.48m)

Bedroom Two: Approx 11' 5" x 9' 2" (3.48m x 2.79m)

Shower Room: Approx 11' 4" x 4' 8" (3.45m x 1.42m)

| **OUTSIDE**

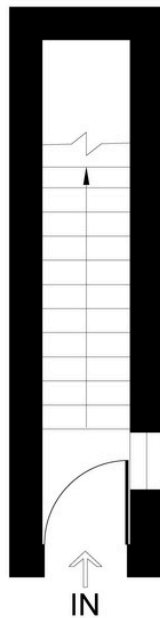
Garage En Bloc and communal parking

Communal grounds



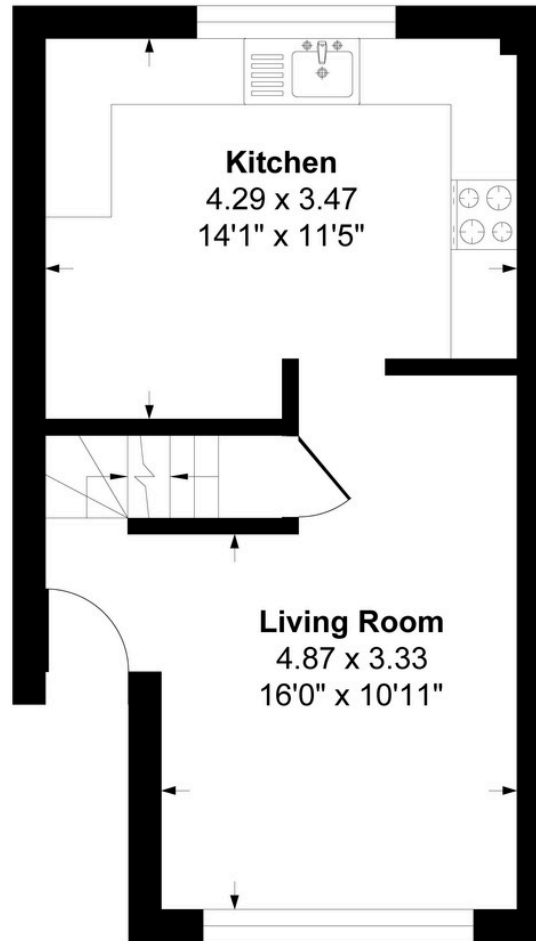
Ground Floor

Approx. 3.6 sq. metres (39.6 sq. feet)



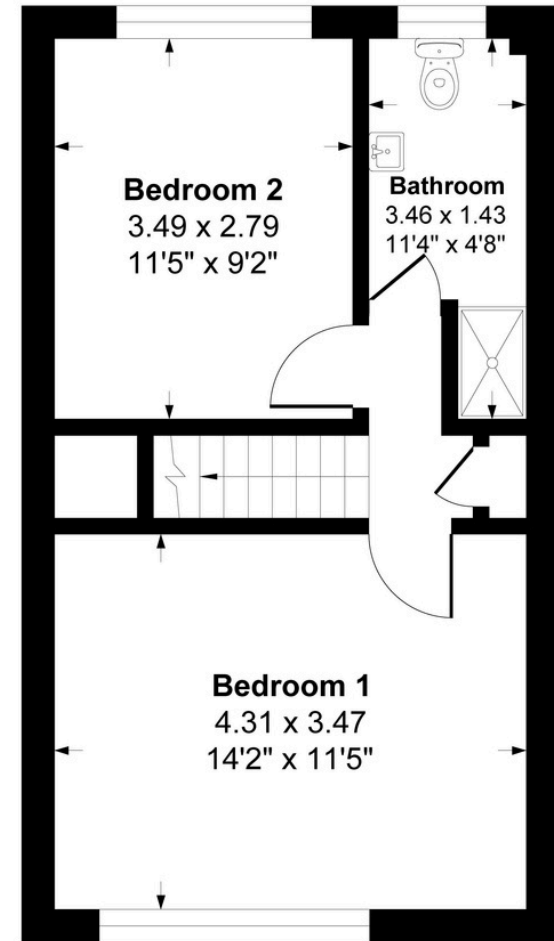
First Floor

Approx. 31.9 sq. metres (344.2 sq. feet)



Second Floor

Approx. 34.0 sq. metres (366.6 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team
01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
Registered in England and Wales 11327419
Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC