



23 Icknield Green, Letchworth Garden City SG6 4DL





2 Bedroom Maisonette

£280,000 Leasehold

Offered to the market CHAIN FREE, this spacious TWO bedroom GROUND FLOOR maisonette is sat within a quiet and sought after cul-de-sac with exceptionally well maintained grounds and is just a few minute walk from Letchworth centre and mainline station. Ideal for first time buyers and downsizers, this property provides convenience in a desirable location.

- Ground floor maisonette
- TWO double bedrooms
- CHAIN FREE
- Overlooking well maintained green
- Separate dining space
- Utility/study
- Long lease – 122 Years!
- Close proximity to town centre & mainline station
- Communal parking
- Awaiting EPC. Council tax band C



Ground Floor

Entrance Hall:

UPVC door to front . Double glazed privacy window to front. Laminate flooring. Storage cupboard. Radiator. Door to utility/study space.

Utility/Study:

Abt. 5' 9" x 8' 3" (1.75m x 2.51m) Double glazed privacy window to front storage cupboard. Laminate flooring. Radiator.

Living Room:

Abt. 15' 2" x 11' 7" (4.62m x 3.53m) Carpet. Large double glazed window to side overlooking green space. Radiator. Open plan to dining room.

Dining Room:

Abt. 7' 4" x 8' 7" (2.24m x 2.62m) Carpet. Double glazed window to side. Radiators x2. Arch leading to kitchen.

Kitchen:

Abt. 5' 3" x 10' 2" (1.60m x 3.10m) Tiled flooring. Double glazed window to side. Boiler. Worktops with a range of wall and base mounted units, integrated electric hob, oven, microwave, and sink/drainage. Space for fridge freezer and washing machine.

Bedroom One:

Abt. 12' 2" x 10' 4" (3.71m x 3.15m) Carpet. Double glazed window to side. Radiator. Built in wardrobes.

Bedroom Two:

Abt. 10' 2" x 10' 2" (3.10m x 3.10m) Carpet. Double glazed window to side. Radiator.

Bathroom:

Lino flooring. Double glazed privacy window to side. Radiator. Part tiled walls. Seated shower with mid height door and curtain. Wall mounted electric shower. Wash hand basin. Low level WC. Storage cabinet. Storage cupboard.

Outside

Communal Grounds & Parking:

Well maintained open lawns with established trees & hedges with planted borders. Communal on-road parking (no permit required) .

Parking:

Communal on-road parking (no permit required)

Storage:

Lockable storage cupboard with UPVC doors.

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

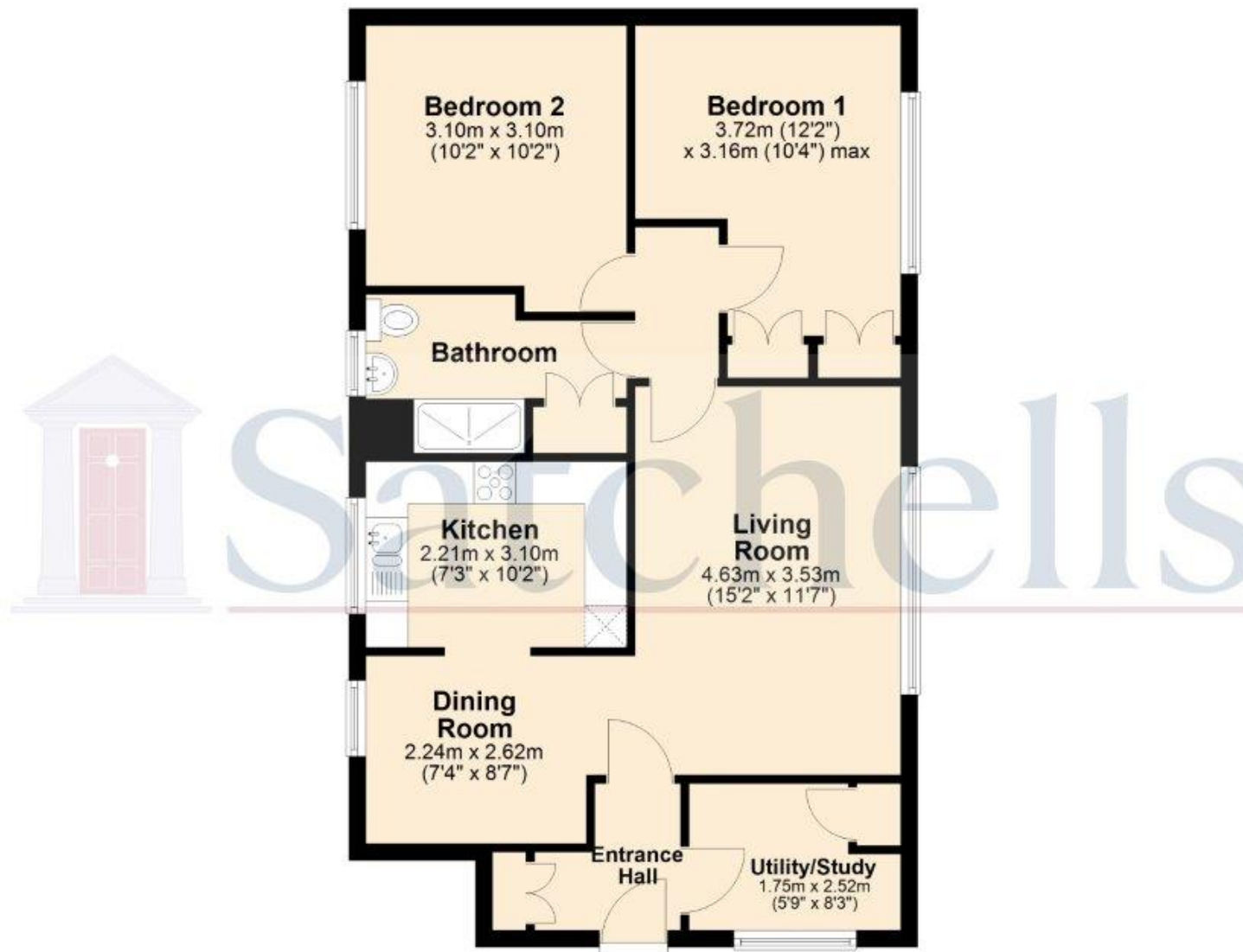




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



For illustration 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.