



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Viewing

Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

What every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. They have to be measured in place and should be used as a guide only. The floor plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The fixtures, fittings and appliances shown have not been checked and no guarantee as to their quantity or reference can be given. Made with Metrelog 12/2024

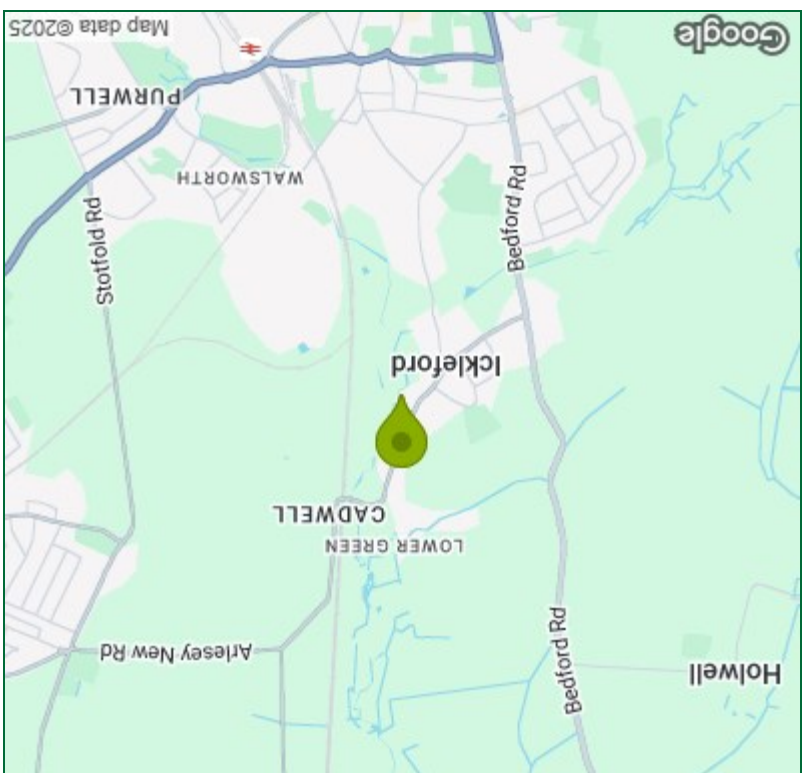
GROUND FLOOR      FIRST FLOOR

Floor Plan

Energy Efficiency Rating	
Current	Potential
93	93

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	G

Energy Efficiency Graph



Area Map



Icklefield Close,  
Ickleford 1 Herts  
£259,000



**Entrance Hall**  
Entrance door, stairs to first floor.

**Lounge**  
11'5" x 10'11"  
Window to front, stairs leading to second floor, under stairs cupboard, wall mounted electric heater.

**Kitchen/diner**  
14'3" x 11'4"  
A well fitted kitchen with a range of base and eye level units with work surfaces over, inset sink unit with mixer tap, integrated appliances including induction hob with extractor hood over, eye level electric oven, fridge/freezer, dish washer and washing machine, inset spotlights, wall mounted electric heater, window to rear.

**Landing**  
Access to loft space, storage cupboard, airing cupboard housing hot water tank.

**Bedroom One**  
14'2" x 11'5"  
Window to front, wall mounted electric heater, fitted sliding door wardrobe with hanging rail and shelving.

**Bedroom Two**  
9'1" x 8'1"  
Window to rear, wall mounted electric heater, recessed cupboard.



**Bathroom**  
A white suite comprising of panel enclosed bath with mixer tap, wall mounted Aqualisa shower, low level w.c, pedestal wash hand basin, heated towel rail, fully tiled walls, window to rear.

**Agents Notes**  
Leasehold  
Lease term 999 years from 1981.  
Annual service charge payment £777.30.  
Buildings insurance included in service charge.  
Ground rent. Peppercorn ground rent.

