



83 ARLESEY ROAD
ICKLEFORD



83 Arlesey Road
Ickleford
Hertfordshire SG5 3TH

Guide Price £395,000

Substantially reduced is this double fronted cottage offering three good bedrooms, first floor bathroom, private garden and Garage.

Deceptively spacious, this character home is located close to the centre of this popular village with its gastro pubs and local shop. Hitchin town centre is approx. 1.5 miles so a great mix of village life and town connections.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door opening to:-

Dining Hall/Study

10'5" x 10'2" (3.2m x 3.1m)

Plus cloaks cupboard. Engineered oak flooring. Chimneybreast with open recess. Stairs to first floor with cupboard beneath. Radiator. Double glazed windows with shutters to front. Gate latched door to:-

Living Room

17'4" x 11'9" (5.3m x 3.6m)

Central fireplace. Engineered oak flooring. Radiator. Double glazed window to front with shutters. Double glazed oriel bay window to rear.

Kitchen

11'9" x 6'10" (3.6m x 2.1m)

Fitted with a range of floorstanding and wall mounted cream shaker style units with drawers. Oak effect worksurfaces with sink unit. Integrated fridge freezer (not tested). Space and connection point for cooker with extractor over (not tested). Space and plumbing for washing machine. Part tiled walls. Double glazed window to rear. Stable door to rear opening on to an enclosed courtyard garden.

ON THE FIRST FLOOR

Landing

Loft access. Doors to:-

Bedroom One

11'9" x 8'6" (3.6m x 2.6m)

Radiator. Double glazed window to front.

Bedroom Two

11'9" x 8'6" (3.6m x 2.6m)

Plus wardrobe housing gas fired boiler (not tested). Radiator. Double glazed window to rear.

Bedroom Three

8'6" x 8'6" (2.6m x 2.6m)

Radiator. Window to front.

Bathroom

8'6" x 5'10" (2.6m x 1.8m)

Fitted with a white suite comprising bath with shower unit over (not tested), low level W.C and washbasin. Towel radiator. Two double glazed windows to rear.

OUTSIDE

Garage

Garage located en-bloc at the rear of the property. Gated access into the rear garden.

Rear Garden

Fully enclosed West facing garden with synthetic lawn and borders of flowers and shrubs.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 78sqm. Please note that this measurement has been taken

from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current D; Potential B.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

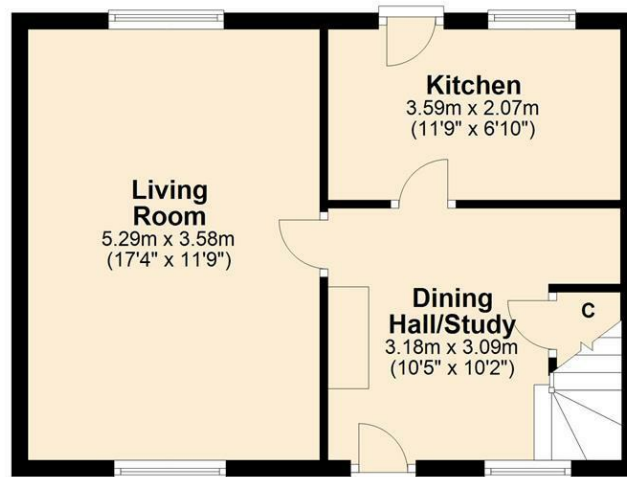
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor



First Floor

