



1, Blackwood Avenue

Letchworth Garden City,
Hertfordshire, SG6 1GR

£450,000

country
properties

Modern 3 bedroom semi detached home with conservatory overlooking the rear garden. The property has a ground floor cloakroom, fitted kitchen with integrated oven, gas hob, dishwasher, washing machine & fridge/freezer. There is also a spacious lounge/dining room leading to a large double glazed conservatory. Upstairs are 3 bedrooms, the main bedroom has an en-suite shower room. There is also a well equipped family bathroom. Outside there is a private rear garden and off road parking for 2 vehicles. Internal viewing comes highly recommended to fully appreciate this home.

Ground Floor

Entrance Hall

Stairs to the first floor. Storage cupboard.

Cloakroom

Comprising a low level wc and a wash basin. Double glazed window to the front aspect.

Kitchen

12' 1" x 8' 0" (3.68m x 2.44m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Single drainer sink unit. Concealed gas central heating boiler. Radiator. Double glazed window to the front aspect.

Lounge/Dining Room.

15' 0" x 14' 11" (4.57m x 4.55m)

A spacious room with double glazed French doors leading to the conservatory. Radiators. Tv point. Store cupboard.



Conservatory

13' 1" x 9' 10" (3.99m x 3.00m)

Adding extra living accommodation is this large brick based conservatory with double glazed windows and doors overlooking the rear garden.

First Floor

Landing

Access to the loft space. Linen cupboard.

Bedroom One

14' 1" x 8' 5" (4.29m x 2.57m)

Double glazed window to the rear aspect. Fitted wardrobe and two extra fitted wardrobes. Radiator.

En-Suite Shower Room

Modern suite comprising a low level wc, wash basin and tiled shower cubicle with glass screen. Radiator. Fitted blackout blind.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Fitted blackout blind.

Bedroom Three

8' 10" x 6' 3" (2.69m x 1.91m)

Double glazed window to the rear aspect. Radiator. Fitted blind.

Bathroom

Modern suite comprising a low level wc, wash basin and panelled bath with shower and glass screen. Tiled areas. Radiator. Double glazed window to the front aspect. Fitted decorative and waterproof blinds.

Outside

Front Garden

A well stocked front garden with numerous shrubs and flowers. Pear Tree. Driveway providing off road parking for a couple of vehicles. Gated access to the rear garden.

Rear Garden

Shaped lawn with well stocked borders to rear and side. Paved patio and pathway. Photinia trees, Japanese Maple and a Rowan tree. Timber shed.

Agents Note

The owner has informed us of the following information:

Leasehold: 989 years remaining.

Ground Rent: Peppercorn

Service Charge: £191 per year

NHDC Council tax: Band D

Solar panels linked to the National Grid.

Income received quarterly.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate.
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	88	89
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

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