



45. Hillbrow

Letchworth Garden City,
Hertfordshire, SG6 3RD

£295,000

country
properties

Three bedroom end terrace family home in need of some modernisation. The property is offered with vacant possession with no upper chain. On the ground floor the property has an entrance hall, lounge/dining room, shower room and kitchen. Upstairs there are three bedrooms. The rear garden is approx. 75ft in length.

Ground Floor

Entrance Hall

Stairs to the first floor.

Shower Room

Comprising a low level wc, wash basin and wet room style shower. Double glazed window to the front aspect.

Kitchen

10' 5" x 8' 11" (3.17m x 2.72m)
Fitted units and a single drainer sink unit.
Double glazed window to the rear aspect.
Door to the rear garden.

Lounge/Diner

15' 11" x 11' 7" (4.85m x 3.53m)
Dual aspect with double glazed windows to the front and rear aspect.

First Floor

Landing

Double glazed window to the rear aspect.

Bedroom One

15' 11" x 8' 11" (4.85m x 2.72m)
Dual aspect with double glazed windows to front and rear. Linen cupboard and cupboard housing the gas central heating boiler.

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m)
Double glazed window to the front aspect.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)
Double glazed window to the rear aspect.

Outside

Front Garden

Laid to lawn with pathway leading to the rear garden.

Rear Garden

Approx. 75ft in length backing onto an allotment and with views of open countryside. Laid mainly to lawn. Two sheds.



Tenure

The property is being sold with a sub-lease. The Head Lease is 999 years from 29th September 1925, the sub-lease will be the same less 5 days (subject to solicitors agreement).

Leasehold – 899 years remaining.
No Service Charge or Ground Rent

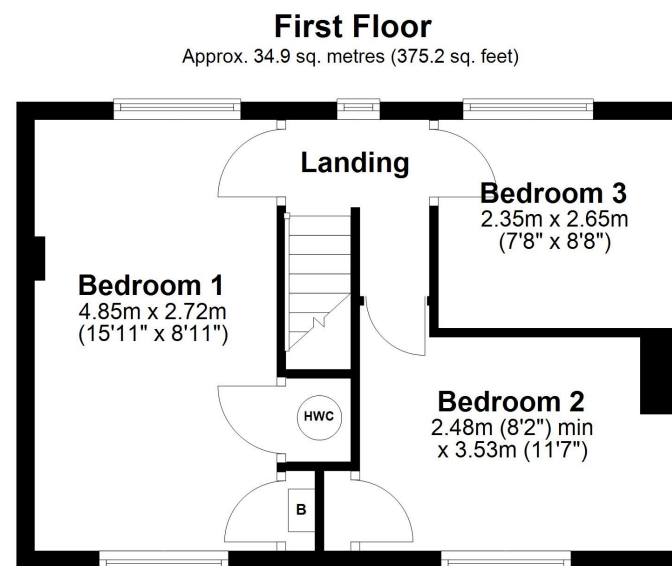
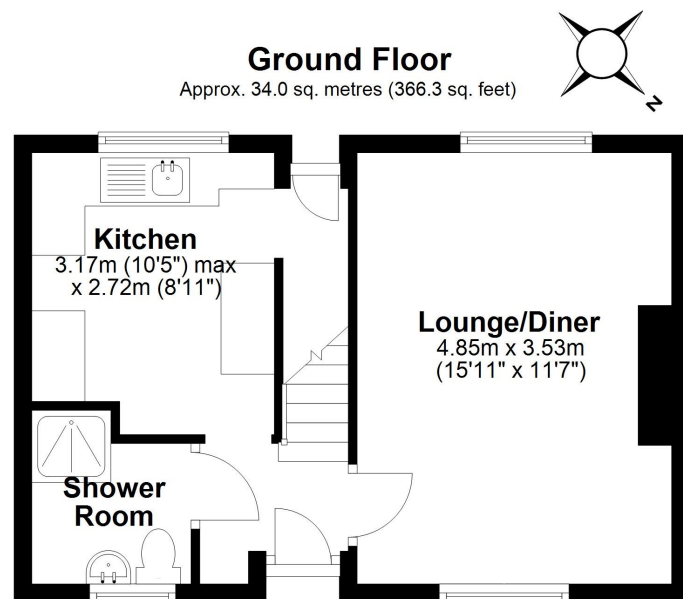
Agents Note

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '45 Hillbrow, Letchworth Garden City, SG6 3RD – OFFER'.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	62
(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

www.country-properties.co.uk

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