



country
properties
For Sale

26, Baldock Road

Letchworth Garden City,
Hertfordshire, SG6 3JP

£550,000

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A pre Garden City 3-bedroom end terrace family home in a sought-after location. The property offers huge scope to modernise and renovate throughout with further scope to extend subject to relevant planning consents. The accommodation comprises a ground floor cloakroom, lounge/dining room, kitchen and utility room. On the first floor there are three very good size bedrooms and a bathroom. Outside is a driveway for a couple of vehicles leading to a single garage. To the rear is a well-stocked garden. The property is freehold and offered with vacant possession and no upper chain.

Ground Floor

Entrance Hall

Radiator.

Cloakroom

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

Lounge/Dining Room

25' 5" x 16' 7" (7.75m x 5.05m)
Two double glazed windows to the front aspect. Two radiators. Stairs to the first floor with recess under. Fireplace.

Kitchen

13' 4" x 10' 4" (4.06m x 3.15m)
Fitted in a range of matching units with a single drainer sink unit. Space for a cooker and plumbing for a dishwasher. Two double glazed windows to the rear and one to the side. Wall mounted gas central heating boiler. Radiator.

Utility Room

Range of fitted cupboards and plumbing for a washing machine. Space for a fridge/freezer. Double glazed window to the rear aspect and door leading to the garden.

First Floor

Landing

Doors to all rooms.

Bedroom One

13' 5" x 13' 4" (4.09m x 4.06m)
Double glazed window to the front aspect. Cast iron fireplace. Radiator. Built in cupboard.

Bedroom Two

13' 4" x 10' 5" (4.06m x 3.17m)
Double glazed windows to the side and rear aspects. Cast iron fireplace. Radiator. Airing cupboard. Access to the loft space.

Bedroom Three

11' 0" x 10' 1" (3.35m x 3.07m)
Double glazed windows to the front and side. Radiator.



Bathroom

Three piece suite comprising a low level wc, wash basin and panel bath with shower attachment. Double glazed window to the side aspect.

Outside

Front Garden

Blocked paved driveway with parking for a couple of vehicles leading to the garage. Slate borders and mature shrubs. Gated access to the rear garden.

Rear Garden

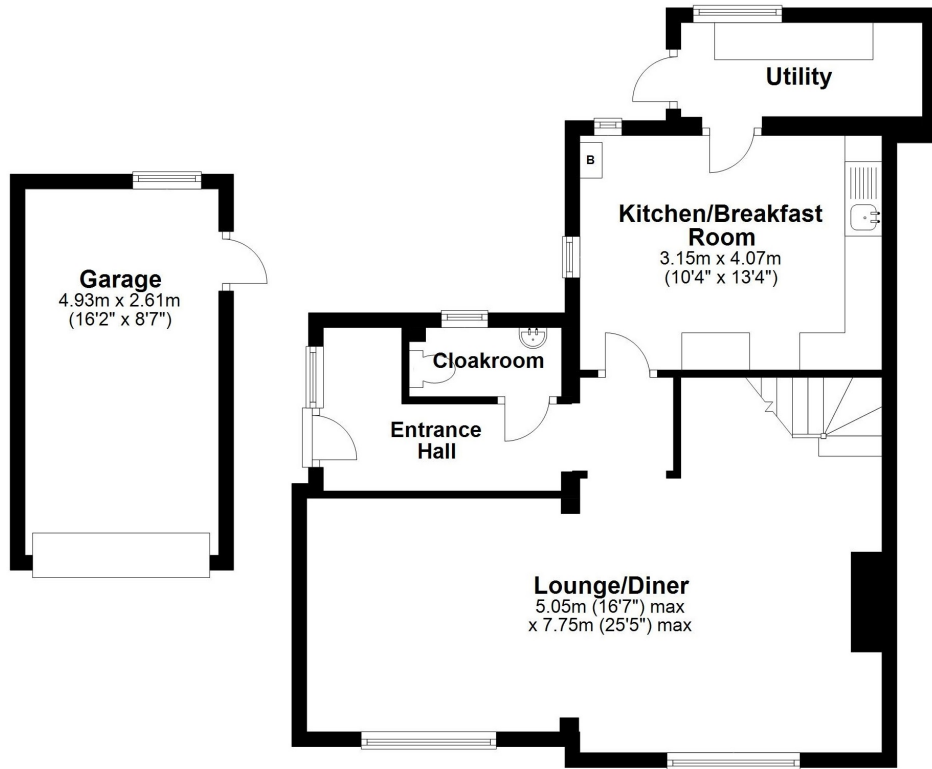
A beautiful rear garden with a shaped lawn and well stocked flower beds and borders. Various trees and two timber sheds. Adjacent to the rear of the property is a paved area with central artificial lawn. Personal door to the garage.

Garage

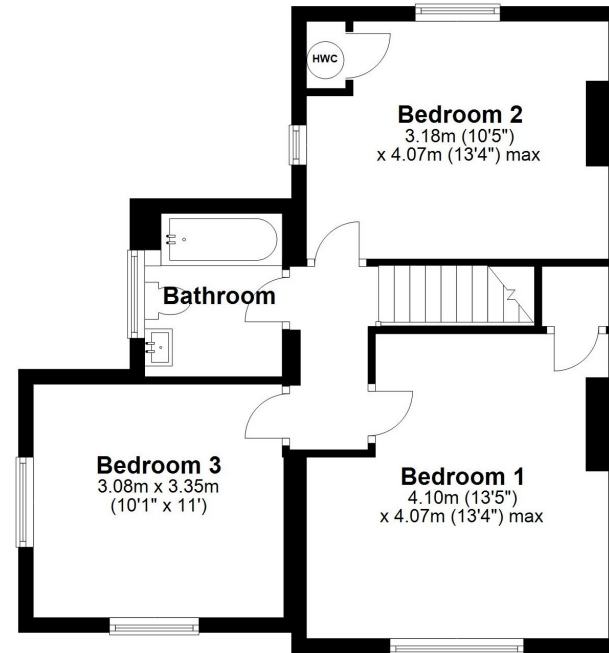
16' 2" x 8' 7" (4.93m x 2.62m)

With up and over door. Power and light.





Ground Floor
Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.1 sq. feet)

Total area: approx. 108.4 sq. metres (1167.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	59	
(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

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