



99, Blackmore

Letchworth Garden City,
Hertfordshire, SG6 2SZ

£2,000 pcm

country
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Four bedroom detached family home in quiet cul-de-sac location, situated within easy access to A1(M) and popular local schools. Fitted kitchen with appliances and spacious open plan lounge/dining area. Ground floor cloakroom and main bedroom with en-suite shower room. Double glazed windows and gas central heating. Low maintenance rear garden and single garage with parking in front. Internal viewing highly recommended. Pets and smokers not permitted in this instance. Unfurnished and available NOW subject to referencing.

Ground Floor

Hallway

Double glazed door to side aspect. Ceramic tiled floor. Doors to cloakroom and lounge.

Cloakroom

Double glazed window to front aspect. Low level wc. Wash hand basin. Radiator. Ceramic tiled floor.

Lounge Area

16' 2" x 13' 2" (4.93m x 4.01m)
Double glazed window to front aspect. Radiator. Stairs to first floor. Open plan through to:

Dining Area

12' 7" x 9' 8" (3.84m x 2.95m)
French double glazed doors and window to rear aspect. Radiator. Open access to:

Kitchen

12' 3" x 12' 2" (3.73m x 3.71m)
Fitted in a range of matching base and eye level units. Double glazed window to rear. Stainless steel sink unit with mixer taps. Cooker with extractor hood over and integrated fridge and freezer. Wall mounted central heating boiler serving hot water and central heating. Ceramic tiled floor. Double glazed door to garden.

First Floor

Landing

Airing cupboard housing water tank. Access to loft space. Radiator. Doors to:

Bedroom One

10' 1" x 9' 4" (3.07m x 2.84m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator. Door to:

En-Suite Shower Room

Double glazed window to rear aspect. Shower cubicle. Wash hand basin with mixer taps. Low level wc. Heated towel rail.



Bedroom Two

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to front aspect.

Radiator.

Bedroom Three

15' 2" x 8' 3" (4.62m x 2.51m)

Dual aspect with Velux style window and double glazed window to side aspect.

Eaves storage cupboard.

Bedroom Four

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed window to front aspect.

Radiator.

Family Bathroom

Double glazed window to rear aspect. Bath with mixer taps and shower over. Wash hand basin with mixer taps. Low level wc. Heated towel rail. Ceramic tiled floor.

Outside

Front Garden

Driveway leading to garage.

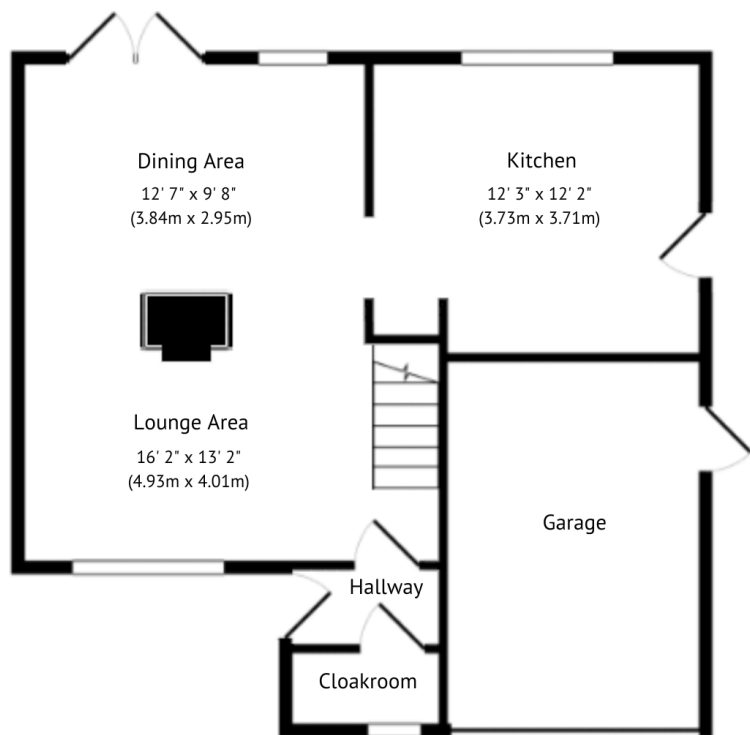
Rear Garden

Easily maintained rear garden with gated access to front. Outside tap and light. Summer house and shed.

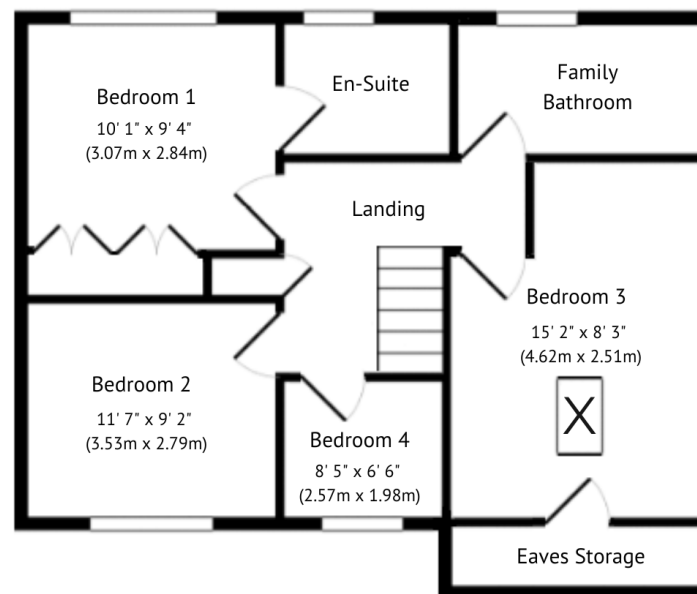
Garage

Single garage with electric roller style door to front and frosted double glazed door to side. Washing machine. Power and light.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		
	69	82

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).

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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