



79, High Avenue

Letchworth Garden City,
Hertfordshire, SG6 3QR

Offers in Excess of **£325,000**

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, two reception rooms, kitchen and a cloakroom. Upstairs there are three bedrooms and a bathroom. The rear garden is approx. 90ft in length. Informal tender, closing date for offers is 22nd April 2025.

Ground Floor

Entrance Hall

Stairs to the first floor. Radiator.

Lounge

15' 2" x 12' 0" (4.62m x 3.66m)
Double glazed window to the rear aspect.
Radiator.

Dining Room

12' 0" x 10' 0" (3.66m x 3.05m)
Double glazed window to the front aspect.
Radiator.

Kitchen

12' 0" x 7' 6" (3.66m x 2.29m)
Fitted base units and single drainer sink unit.
Double glazed window to the side aspect.

Rear Lobby/Utility Area

Plumbing for washing machine. Double glazed door to the rear garden. Large store cupboard.

Cloakroom

Comprising a low level wc.

First Floor

Landing

Doors to all rooms.

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)
Double glazed window to the front aspect.
Radiator.

Bedroom Two

15' 2" x 9' 1" (4.62m x 2.77m)
Double glazed window to the rear aspect.
Radiator. Cupboard housing boiler.

Bedroom Three

10' 8" x 7' 0" (3.25m x 2.13m)
Double glazed window to the rear aspect.
Radiator.

Bathroom

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



Outside

Front Garden

Pathway leading to the front door. Gated access to the rear garden.

Rear Garden

Mature rear garden laid mainly to lawn. Approx. 90ft in length.

Tenure

Leasehold

894 years remaining. No service charge.

Peppercorn Ground Rent.

Council Tax Band C.

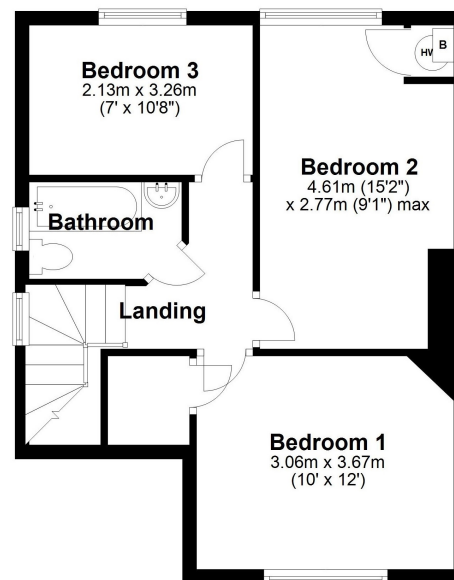
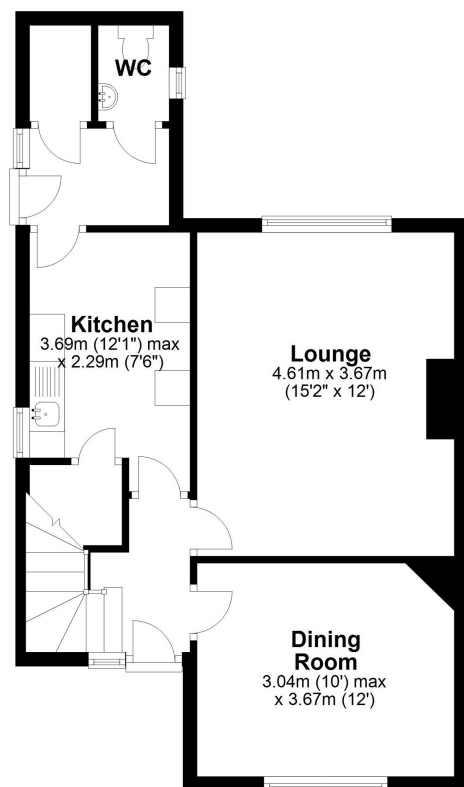
Agents Note

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '79 High Avenue, Letchworth Garden City, SG6 3QR – OFFER'. Closing date, close of business on 22nd April 2025. The vendor reserves the right to accept an offer before the closing date.

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.





Total area: approx. 91.5 sq. metres (985.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(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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