



# 55, Horace Gay Gardens

Letchworth Garden City,  
Hertfordshire, SG6 4XP  
£275,000

country  
properties



A modern two bedroom home located within easy walking distance of the town centre and mainline train station. The property is offered with vacant possession and no upper chain.

The property has a spacious open plan lounge/dining and French double glazed doors leading to the conservatory. The kitchen is fitted in modern units with an integrated oven and hob and plumbing for a washing machine. Upstairs there are two bedrooms and a lovely modern bathroom suite with shower. The property has a private rear garden and two allocated parking spaces.

## Ground Floor

### Living Room

21' 5" x 13' 7" (6.53m x 4.14m)

Part glazed wooden entrance door. Stairs to first floor with recess below. Telephone & TV aerial points. 2 storage heaters. Double glazed patio doors to conservatory. Door to:

### Kitchen

9' 5" x 5' 9" (2.87m x 1.75m)

Range of base and eye level units with roll top work surfaces. Stainless steel single drainer sink unit with chrome mixer tap. Window to rear. Appliances include cooker, with extractor hood, fridge/freezer and washing machine.

### Conservatory

6' 11" x 6' 1" (2.11m x 1.85m)

Windows to three aspects. Double doors to garden. Light and power point.

## First Floor

### Landing

Doors to all rooms. Access to loft space.

### Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m) plus recess 3' 10" x 3' 3" (1.17m x 0.99m) Airing cupboard housing lagged hot water tank. Electric radiator.

### Bedroom Two

10' 7" x 6' 10" (3.23m x 2.08m)  
Window to rear. Electric radiator.



## Bathroom

White suite comprising panel bath with shower above. Wc and basin inset into vanity unit. Window to rear. Tiled splash area. Light shaver point. Electric towel rail. Wall mounted fan heater.

## Outside

### Front Garden

Shingle border with inset shrubs.

### Rear Garden

Approx. 30ft in length. Laid mainly to lawn with border & enclosed by fencing. Shed with power & light.

Two allocated parking spaces closeby.

## Agents Note

Leasehold: 125 years from 1991 with 90 years remaining.

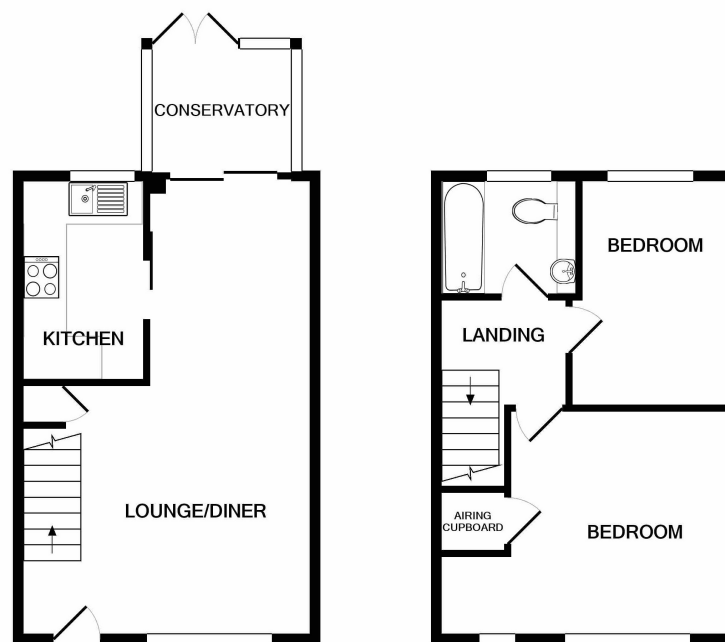
Service Charge £150.60 payable every six months.

Ground Rent £ 64.52 payable every six months.

Council tax Band C.







GROUND FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(30.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100)	A		89	
(81-91)	B			
(69-80)	C		56	
(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

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