



# 32, Tabbs Close

Letchworth Garden City,  
Hertfordshire, SG6 1DW

**£1,300** pcm

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.

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Two bedroom end terrace house in popular residential cul-de-sac. Unfurnished and available end of October. Fully fitted modern kitchen with washing machine, fridge/freezer, dishwasher, oven and hob. Gas central heating and uPVC double glazing throughout. Two good size first floor bedrooms and shower room. Enclosed rear garden with shed. No pets or smokers allowed. Contact us today to arrange your viewing!

## Ground Floor

### Entrance

Part glazed uPVC door. Window to side aspect. Radiator. Internal door to:

### Lounge

12' 1" x 11' 5" (3.68m x 3.48m)

Window to front aspect. Radiator. Dog leg stairs to first floor. Cable TV and telephone points. Door to:

### Kitchen

11' 6" x 10' 10" (3.51m x 3.30m)

Modern fitted cream units to base and eye level with contrasting roll top work surfaces incorporating an electric hob with extractor fan above and electric oven below.

Stainless steel sink unit with drainer and mixer tap. Ceramic style tiling to splash back areas. Appliances included are dishwasher, fridge/freezer and washing machine. Spacious under stairs cupboard providing ample storage. Window and door to rear aspect overlooking garden. Wall mounted gas central heating boiler concealed in cupboard.

## First Floor

### Landing

Access to loft space. Radiator. Storage cupboard. Doors to:

### Bedroom One

11' 6" x 8' 9" (3.51m x 2.67m)

Window to front. Radiator.



## Bedroom Two

11' 7" x 7' 2" (3.53m x 2.18m)

Window to rear. Radiator.

## Shower Room

White suite comprising pedestal wash hand basin and low level wc. Enclosed corner shower unit with ceramic splash back tiling to walls and floor. Frosted window to side. Radiator.

## Outside

### Front Garden

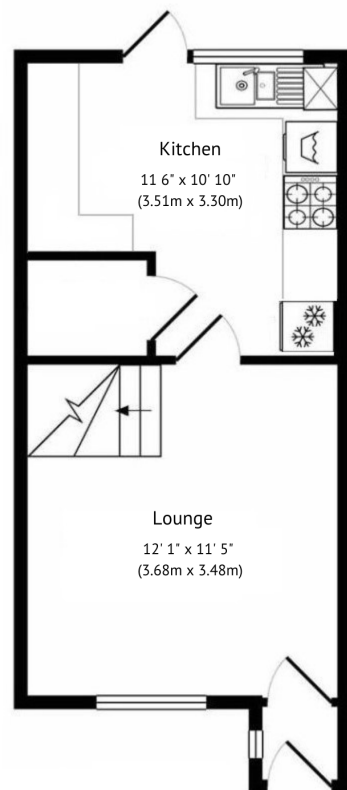
Mature shrubs to front, remainder laid to lawn with pathway leading to entrance. Shared paved pathway leading to gated entrance to:

### Rear Garden

Small paved patio area. Remainder laid to lawn, enclosed by fencing. Small wooden shed.

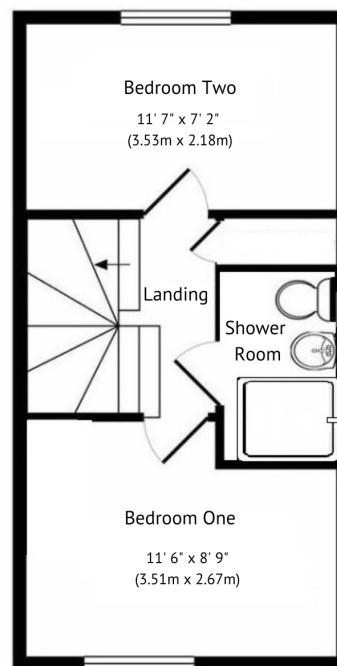






Ground Floor

Approx floor area:  
275 sqft (25.6 sqm)



First Floor

Approx floor area:  
268 sqft (24.9 sqm)

Approx total floor area: 543 sqft (50.5 sqm)

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).

| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> | <b>90</b> |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> |           |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> | <b>69</b> |
| (1-20)                                      | <b>G</b> |           |
| 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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