



2, Horace Gay Gardens

Letchworth Garden City,
Hertfordshire, SG6 4XP
£310,000

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properties

A modern two bedroom house offered with no upper chain. The property is located within easy walking distance of the town centre and main line train station. On the ground floor there is a dual aspect lounge/dining room and a fitted kitchen with integrated oven and hob. Upstairs there are two bedrooms and a modern bathroom suite. The property is fully double glazed and has electric heating. The rear garden is enclosed and there is also an allocated parking space.

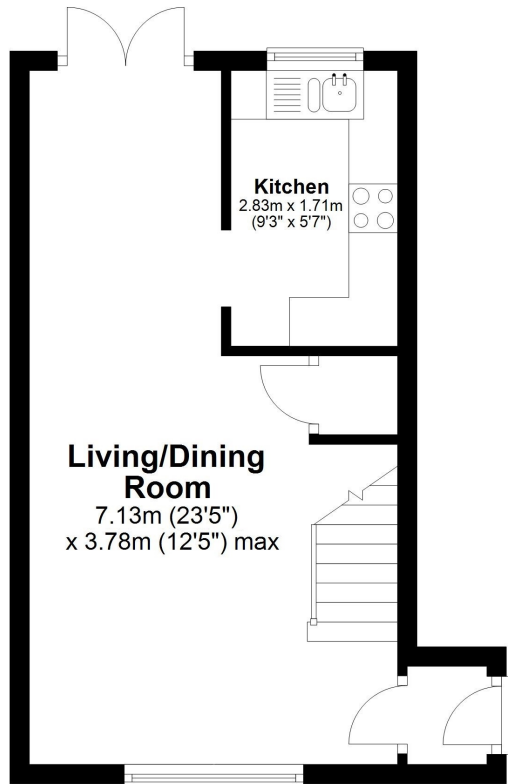
- Situated close to the town & station
- Lounge/diner with door to rear garden
- Private rear garden & off road parking
- Fitted kitchen with integrated oven and hob.
- Modern white bathroom suite.
- Electric heating.
- Double glazed windows and doors.
- Internal viewing comea highly recommended.
- Leasehold - 125 years from March 1991 with 91 years remaining.
- Service Charge TBA





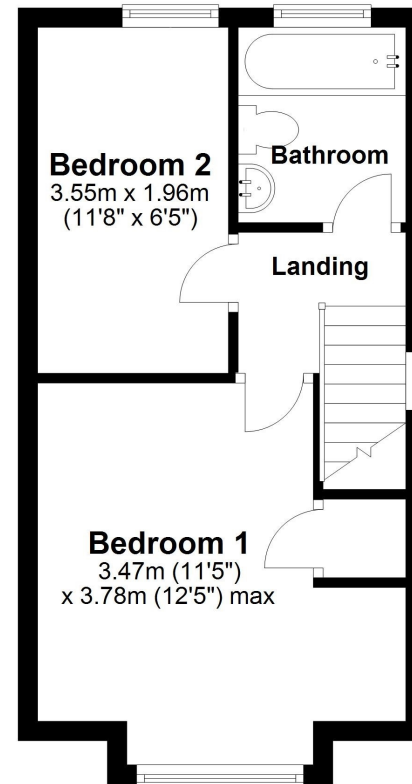
Ground Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Total area: approx. 55.6 sq. metres (598.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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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