



10 Broadwater Dale, Letchworth Garden City SG6 3HQ





3 Bedroom Semi-Detached House

£400,000 Freehold

Offered to market CHAIN FREE, this THREE bedroom END TERRACE property sits within a quiet cul-de-sac located just on the outskirts of Letchworth town centre. Offering three good sized bedrooms and open living space, the property also benefits from an enclosed rear garden. Perfect for those looking for a more central location, this property is not to be missed.



- FREEHOLD
- End of terrace
- Ample on-road parking
- Cul-de-sac location
- Close by to town and mainline station
- THREE bedrooms
- Enclosed rear garden
- Separate cloakroom
- CHAIN FREE
- Awaiting EPC. Council tax band C

Ground Floor

Porch:

Upvc door and windows to front. Laminate flooring. Storage cupboard.

Entrance Hall:

Wooden front door. Carpet. Radiator. Cupboard housing utility metres. Storage cupboard. Stairs to first floor.

Living Room:

Abt. 18' 4" x 15' 9" (5.59m x 4.80m) Carpet. Two Radiators. Large storage cupboard. Sliding double glazed door to garden patio. Space for dining table.

Kitchen:

Abt. 10' 5" x 7' 3" (3.17m x 2.21m) Lino flooring. Double glazed window to front aspect. Worktops with a range of wall and base mounted units with integrated sink/drainage and extractor. Free standing: cooker, washing machine and fridge freezer.

Cloakroom:

Internal window to porch. WC. Lino flooring. Wash basin.

First Floor

Bedroom One:

Abt. 13' 6" x 9' 7" (4.11m x 2.92m) Double glazed window to front aspect. Radiator. Carpet. Built in wardrobe.

Bedroom Two:

Abt. 13' 5" x 7' 9" (4.09m x 2.36m) Double glazed window to rear aspect. Radiator. Carpet. Built in wardrobe.

Bedroom Three:

Abt. 10' 5" x 7' 7" (3.17m x 2.31m) Double glazed window to rear aspect. Radiator. Carpet

Bathroom:

Lino flooring. Double glazed privacy window to front aspect. Bath with mixer taps, wall mounted shower and glass screen. WC. Wash basin. Part tiled walls. Towel rail. Hot water tank cupboard.

Outside

Front Garden:

Steps up and path to front door. Lawn with established planted borders. Path leading to side gate.

Rear Garden:

Enclosed with fencing and non-overlooked. Patio/seating area directly to rear and path leading to garden sheds at rear of garden. Established planted beds with shrubs, flowers and trees. Gated side access.

Parking:

On-road with no permit required. Communal bays also available.

Agents Note:

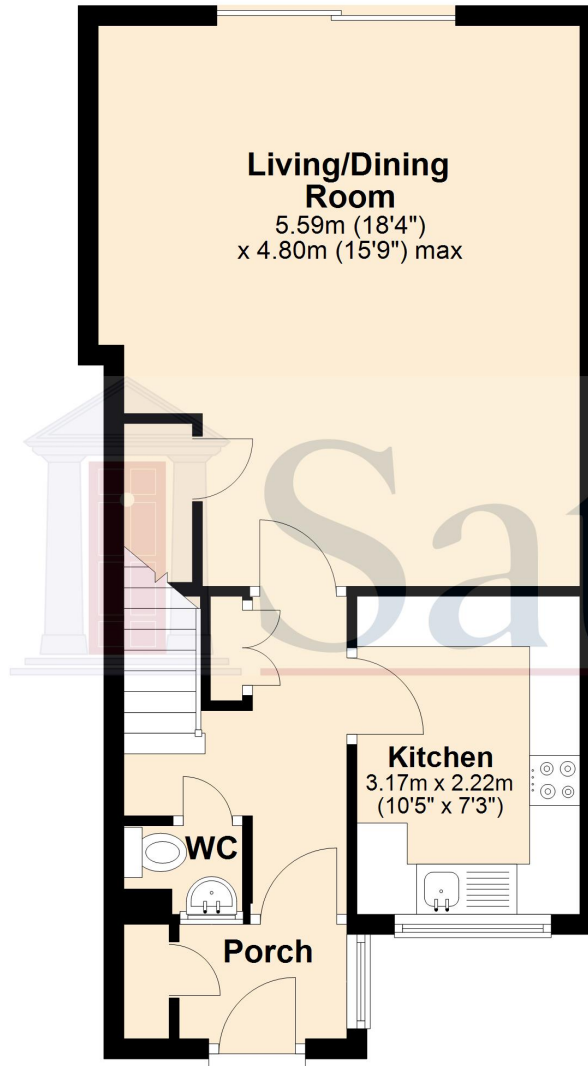
Draft particulars yet to be approved by vendor and maybe subject to change.



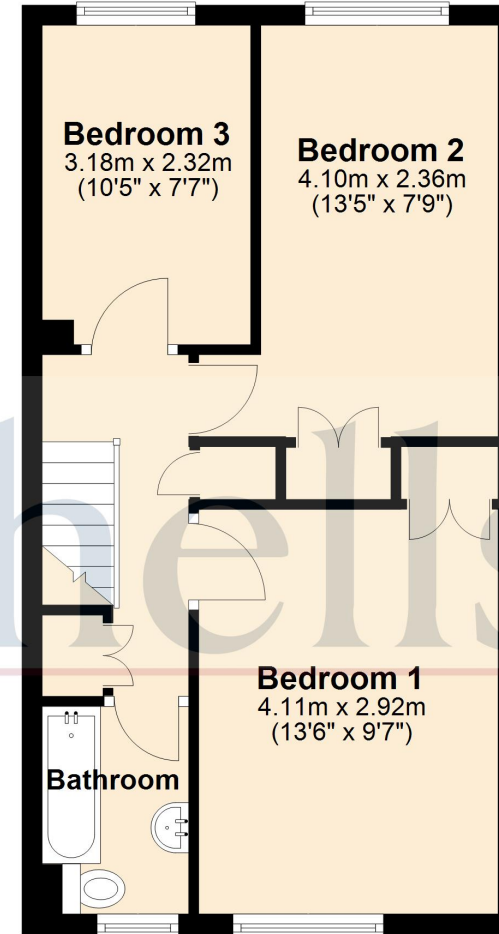


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.