



Kristiansand Way, Letchworth Garden City, Hertfordshire. SG6 1UE





1 Bedroom Cluster House £230,000 Freehold

A one-bedroom cluster house located within a quiet residential cul-de-sac in Letchworth. Offered to the market CHAIN FREE, this property includes allocated parking and private enclosed GARDEN. Recently redecorated and flooring replaced, this property is a perfect first time buy or investment opportunity!



- FREEHOLD
- Chain free
- Allocated parking space
- Re-decorated throughout with new carpets and flooring
- Private enclosed garden with shed
- Separate kitchen/dining room
- Built in wardrobes on landing and bedroom
- Walking distance to town and train station
- EPC rating D. Council tax band B

Ground Floor:**Living Room:**

Abt: 11' 5" x 12' 8" (3.48m x 3.86m) Integrated door mat to flooring upon entry. Carpet. Stairs leading to first floor. Window to front aspect. Recessed window to side aspect. Tv point. Door leading through to kitchen/Diner.

Kitchen/Diner:

Abt: 9' 7" x 12' 8" (2.92m x 3.86m) Vinyl flooring. Window to front aspect. Worktops with a range of wall and base mounted units. Sink & drainer. Space for dining table. Plumbed appliance.

First Floor:**Landing:**

Carpet. Built in cupboards. Boiler housing cupboard.

Bedroom:

Abt: 8' 6" x 9' 6" (2.59m x 2.90m) Carpet. Window to front aspect. Built in wardrobes. Recess for unit.

Bathroom:

Vinyl flooring. Privacy window to front aspect. WC. Sink. Bath with wall mounted shower.

Outside:**Garden:**

Enclosed garden space detached from property. Shed. Gated entrance. Mostly laid to lawn.

Parking:

Allocated parking space to front of the property.

About The Area:

Letchworth is the world's first 'Garden City'

combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops,

coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

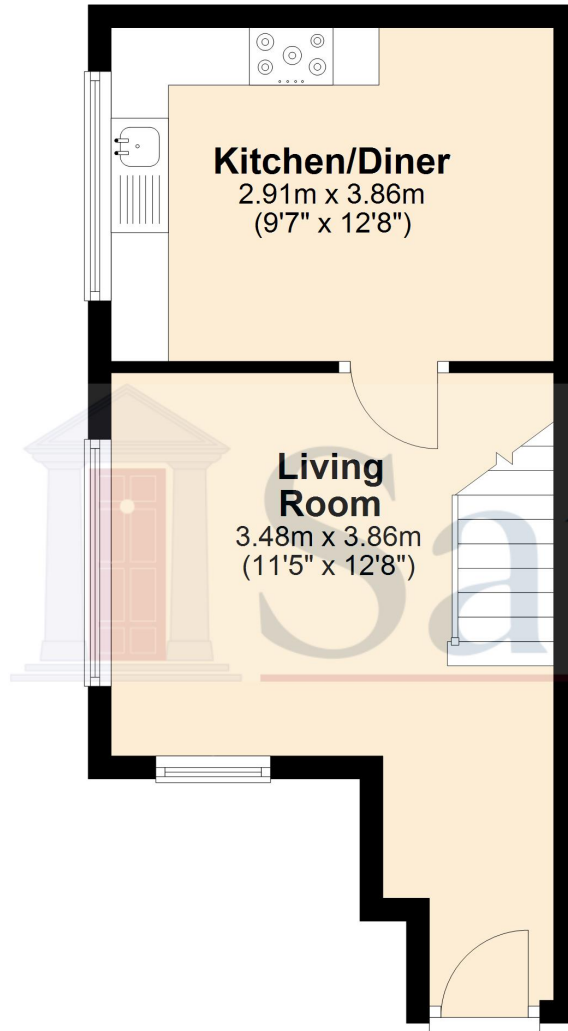




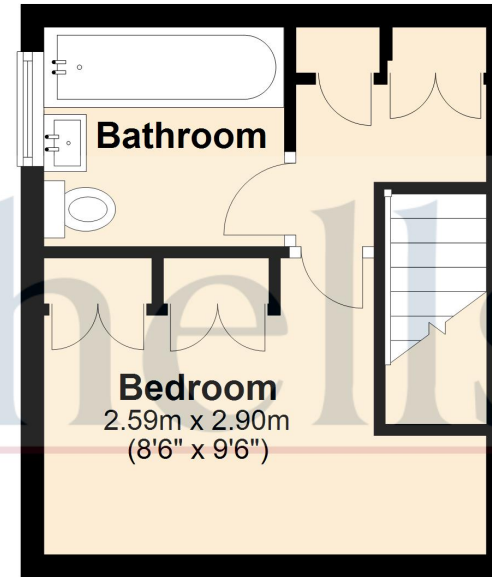
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustrative 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.