



Romany Close, Letchworth Garden City SG6 4LA

 **Satchells**



2 Bedroom Bungalow

£340,000 Freehold

Offered to the market CHAIN FREE, this semi-detached TWO bedroom bungalow is located within a quiet cul-de-sac situated on the north side of Letchworth Garden City. Complete with a driveway, garage and enclosed private garden, this property is ideal for those looking to downsize.

- Freehold
- Two bed semi detached
- Garage and driveway
- Chain free
- Potential to extend STPP
- Modern kitchen
- Conservatory
- Enclosed rear garden
- Cul-de-sac location
- EPC rating D. Council tax band C.



Accommodation**Entrance Hall:**

Carpet. Radiator. Upvc door to front. Storage cupboard.

Living Room:

Abt. 17' 6" x 12' 6" (5.33m x 3.81m) Carpet. Upvc sliding doors to conservatory. Wall mounted lights.

Ceiling fan.

Kitchen:

Abt. 8' 6" x 6' 10" (2.59m x 2.08m) Tiled flooring. Tiled walls. Storage cupboard. Worktops with a range of wall and base mounted units. Integrated sink and drainer, gas hob and oven. Radiator. Double glazed window to garden aspect. Upvc door to side. Space for plumbed appliances.

Conservatory:

Abt. 9' 9" x 8' 1" (2.97m x 2.46m) Upvc and double glazed windows to garden aspect. Door to rear garden.

Bedroom One:

Abt. 12' 6" x 9' 7" (3.81m x 2.92m) Radiator. Double glazed window to front aspect.

Bedroom Two:

Abt. 8' 7" max x 8' 6" (2.62m x 2.59m) Radiator. Double glazed window to front aspect.

Bathroom:

Tiled floor. Tiled walls. Storage cupboard. Double glazed privacy window to front aspect. Wash basin and WC integrated in to vanity unit. Shower with glass screen and wall mounted shower.

Outside**Driveway:**

Tarmac driveway providing off road parking leading to garage.

Garage:

Abt. 20' 0" x 9' 5" (6.10m x 2.87m) Up and over door. Side access through garden.

Front Garden:
Laid to lawn.

Rear Garden:
Enclosed with fencing with gated side access. Patio area with path leading to garage side door. Mostly laid to lawn with greenhouse to rear.

Agents Note:
Draft particulars yet to be approved by the vendor and may be subject to change.





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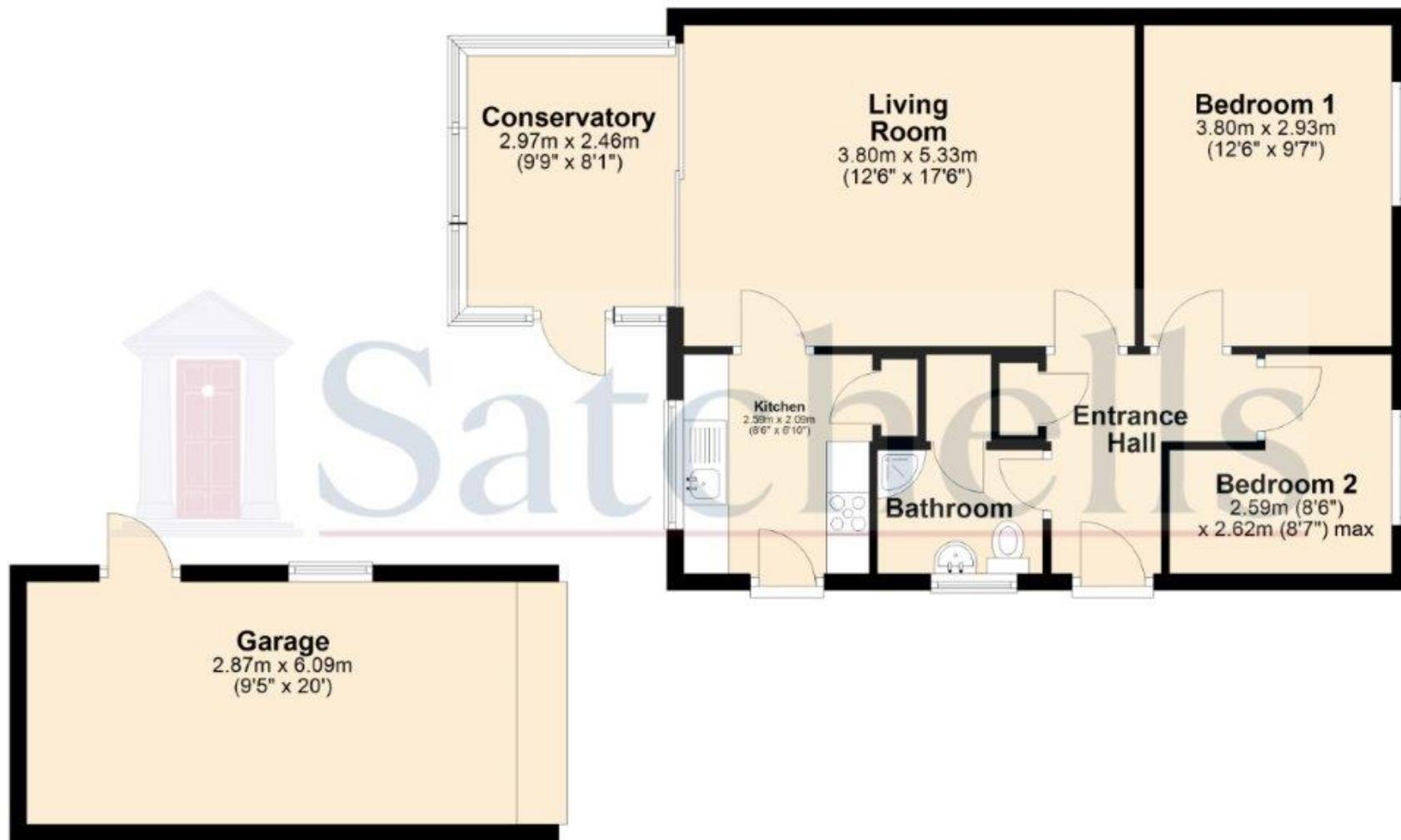
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These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods 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



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.