232, Rushby Mead

Letchworth Garden City,
Hertfordshire, SG6 1SL

£395,000

country properties

spacious three bedroom mid terrace house located within easy walking distance of the town centre, main line train station and a number of popular schools. Internal viewing comes highly recommended to fully appreciate this home.

On the ground floor there is a spacious living room, re-fitted kitchen and a ground floor cloakroom. On the first floor are three good size bedrooms and a modern re-fitted bathroom suite. At the front of the house is off road parking for one vehicle. The rear garden is mainly laid to lawn with a new timber shed. The property also benefits from gas central heating and double glazed windows.

Ground Floor

Entrance Hall

Stairs to the first floor.

Living Room

14' 9" x 13' 3" (4.50m x 4.04m)
Double glazed window to the the front aspect. Wood flooring. Feature fireplace. Radiator.

Kitchen

14' 9" x 8' 0" (4.50m x 2.44m)
Modern fitted kitchen fitted in a range of matching units. Integrated oven with gas hob and extractor fan, integrated fridge/freezer and slimline dishwasher. Plumbing for a washing machine. Pantry cupboard. Space for a table. Double glazed window and door to the rear.

Cloakroom

Modern suite comprising a low level wc and a wash basin with cupboard under. Radiator. Tiled floor. Double glazed window to the rear aspect.

First Floor

Landing

Access to loft space. Store cupboard.

Bedroom One

10' 4" x 10' 1" (3.15m x 3.07m)
Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)
Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 4" x 7' 7" (2.54m x 2.31m)
Double glazed window to the rear aspect.
Radiator.

Bathroom

Luxury suite comprising a low level wc, wash basin with cupboard under and a panelled bath with shower and shower screen. Ceramic splash tiling. Wall mounted mirror with light. Double glazed window to the front aspect.

Outside

Front Garden

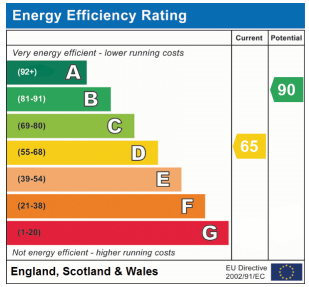
Block paved driveway providing off road parking for one vehicle. Lawned area and retaining hedge.

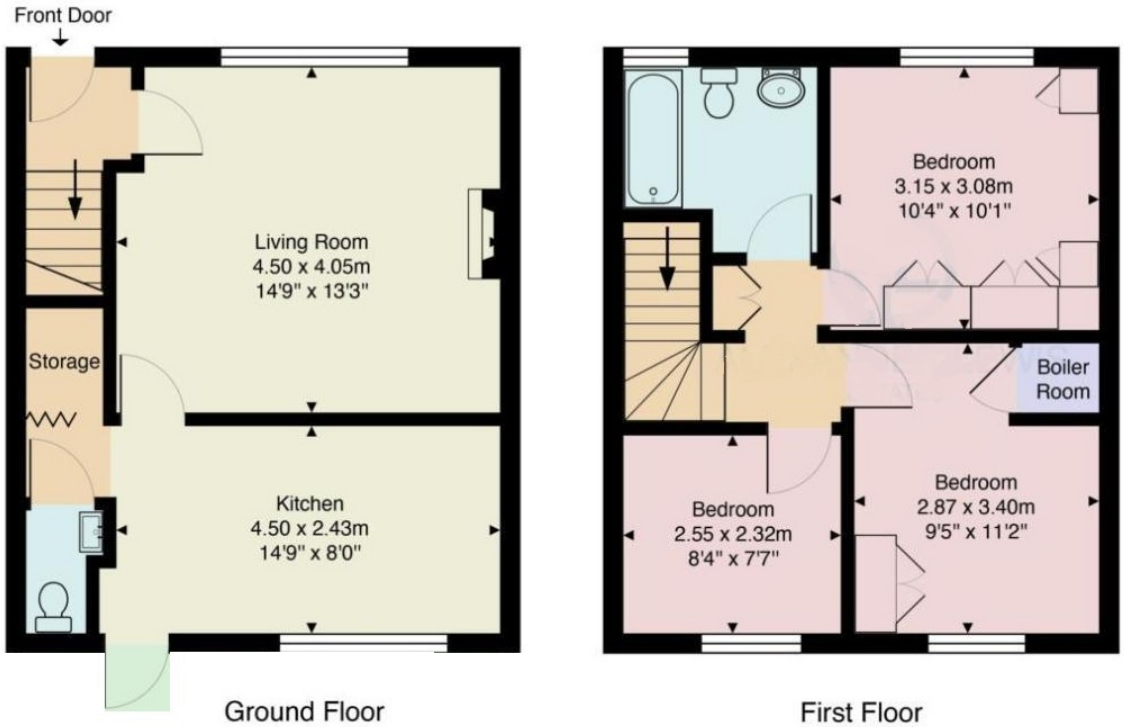
Rear Garden

Approx 70ft in length. Adjacent to the rear of the house is a patio area with gated access to the side. Steps up lead to a large lawned area with flower beds and retaining hedge. Large timber shed.

Agents Note

Leasehold - 893 years remaining.
Council Tax Band C.





Internal Area: 74.0 m² ... 796 ft²

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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