



19, Kimberley

Letchworth Garden City,  
Hertfordshire, SG6 4RA

Offers Over **£300,000**

country  
properties



A spacious three bedroom end terrace family home offered with vacant possession and no upper chain. The property is in need of updating and modernisation throughout. Sale by tender, closing date Monday 6th October 2025.

On the ground floor there is a spacious lounge and a large kitchen/dining room. There is also a cloakroom on the ground floor. Upstairs there are three bedrooms and a bathroom. Outside there is off road parking for a couple of vehicles and a large West facing rear garden.

The property is in need of modernisation and is being sold by informal tender. Closing date is Monday 6th October 2025.

#### Ground Floor

##### Entrance Hall

Stairs to the first floor with recess under. Meter cupboard and separate cupboard housing the gas boiler. Double glazed door to the rear garden.

##### Cloakroom

Comprising a low level wc and wash basin.

##### Lounge

14' 6" x 10' 11" (4.42m x 3.33m)  
Double glazed window to the front aspect.  
Radiator.

##### Kitchen

14' 6" x 10' 7" (4.42m x 3.23m)  
Single drainer sink unit. Large pantry cupboard.  
Radiator. Double glazed window to the rear aspect.

#### First Floor

##### Landing

Double glazed window to the side aspect.

##### Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)  
Double glazed window to the front aspect. Radiator

##### Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m)  
Double glazed window to the rear aspect. Radiator.

##### Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)  
Double glazed window to the front aspect. Radiator



## Bathroom

Comprising a panelled bath and wash basin.  
Double glazed window to the rear aspect.

## Separate Wc

Comprising a low level wc. Double glazed window  
to the rear aspect.

## Outside

## Front Garden

Mature front garden with lawn and shrubs.  
Driveway for at least two vehicles. Access to the  
rear garden.

## Rear Garden

Approx. 70ft in length and West facing. Mainly all  
lawn with a covered patio area adjacent to the  
rear of the house.

## Tenure

Freehold  
Council Tax Band A

## Agents Note

This property was originally a non traditional  
(Reema style) build house. The property was  
improved in 2002 to include an external brick skim  
and a recently updated PRC (Precast Reinforced  
Concrete) certificate is in place for the works  
carried out. The lenders we would suggest using  
for this property are Halifax Plc, Lloyds Bank and BM  
Solutions. For further information please speak to a  
member of our staff.

## Agents Note

1. All offers must be submitted in writing using the  
tender form and sent to – Davies King Chartered  
Surveyors, 5 Gernon Walk, Letchworth Garden City,

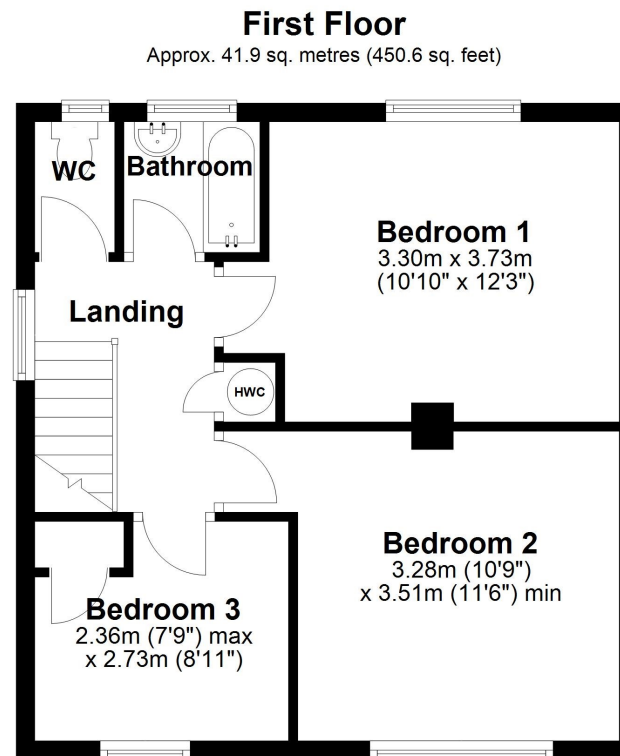
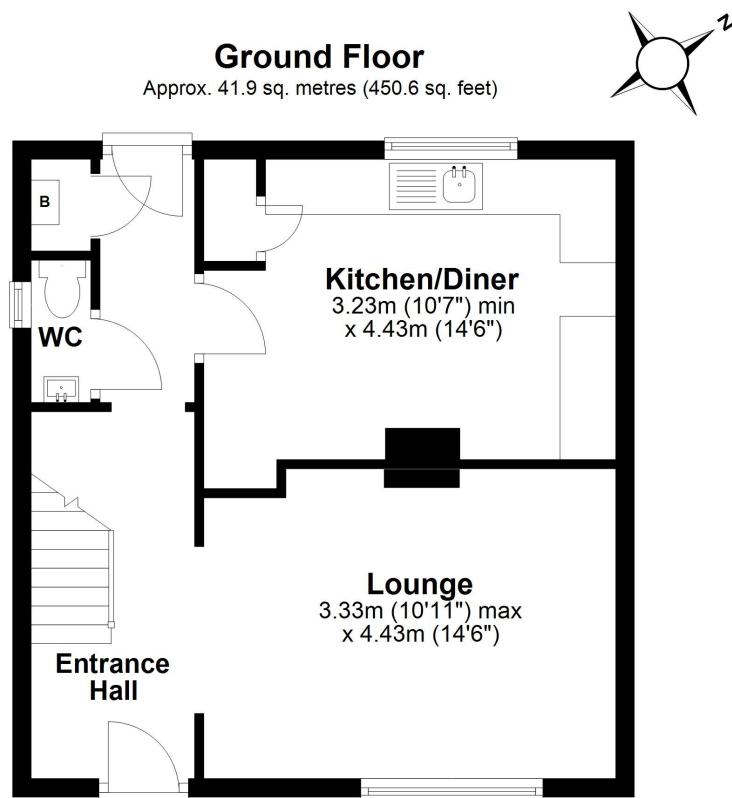
Herts, SG6 3HW. 01462 484272. Please make all  
offers for the attention of Stuart King BSc MRICS in  
a sealed envelope clearly marked '19 Kimberley ,  
Letchworth, Herts SG6 4RA – OFFER'. ONLY OFFERS  
RECEIVED IN THIS WAY WILL BE CONSIDERED.  
CLOSING DATE MONDAY 6th OCTOBER 2025.  
All offers must state an exact amount in pounds  
sterling and offers such as "£1 more than any other  
offer" will not be considered. The vendors are not  
bound by this Informal Tender and the sale of the  
property to any prospective purchaser is not  
legally binding until an exchange of contracts has  
taken place. Any costs incurred by disappointed  
purchasers will not be refunded. The sale of the  
property by Informal Tender does not restrict the  
vendor from considering any pre-tender offers or  
from withdrawing the property from the tender  
process prior to the tender date. The vendors, at  
their absolute discretion, do not bind themselves  
to accept the highest or any offer submitted and  
reserve the right to enter into negotiations with  
any party.

2. The successful purchaser will have to agree to  
exchange contracts within a maximum of 6 weeks  
following acceptance of their offer and complete  
the purchase within a maximum of 4 weeks  
thereafter.

3. The property was part of a stock transfer from  
North Herts District Council in 2003 and is subject  
to overage. The buyer will be required to enter into  
a deed of covenant with the Council on  
completion and pay the Council's costs of £500.  
Full details will be provided with the title pack







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 83.7 sq. metres (901.2 sq. feet)

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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