



Creamery Court, Letchworth Garden City, Hertfordshire. SG6 2UA

- TWO DOUBLE BEDROOMS TERRACE HOUSE
- TWO ALLOCATED PARKING SPACES
- PERFECT COMMUTER PROPERTY WITH RAIL AND ROAD LINKS (A1M)
- LOUNGE/DINER
- SHAKER STYLE FITTED KITCHEN
- CLOSE TO AMENITIES
- LOW MAINTENANCE REAR GARDEN WITH NEW FENCING AND GATE
- PRIVATE ROAD IN A SECURE LOCATION
- COMBINATION BOILER AND SMART NEST HEATING
- SCOPE TO EXTEND INTO THE LOFT (STP)



PROPERTY DESCRIPTION

****GUIDE PRICE £290,000 - £300,000*****

This fantastic two bedroom property is situated in Letchworth and is perfect for first time buyers. The property comprises; Lounge/diner, kitchen, two double bedrooms and bathroom. Outside the property has a low maintenance rear garden and allocated parking.

Creamery Court is located in Letchworth Garden City and is close to the following amenities:

A1M Junction 9 0.2 miles

North Herts Leisure Centre 0.8 miles

Sainsburys supermarket 1.1 miles

Letchworth Town Centre 1.2 miles

Letchworth Train Station 1.4 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door leading to the lounge.

LOUNGE/DINER

4.39m x 3.91m (14' 5" x 12' 10")

Window to front aspect. Radiator. Stairs with feature lighting to first floor. Large storage cupboard with power socket. Downlights.

KITCHEN

3.89m x 2.67m (12' 9" x 8' 9")

Shaker style fitted kitchen with range of wall and base units, one incorporating the new Combination Boiler, work surfaces and one and half bowl sink and drainer. Electric oven and gas hob with cooker hood over. Space for washing machine and fridge/freezer. Window to rear aspect and door to rear garden. Radiator and downlights.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Access to a partially boarded loft via drop down ladder. Electric and lighting in the loft. Radiator.

BEDROOM ONE

2.84m x 3.94m (9' 4" x 12' 11")

Double bedroom with window to the front aspect. Radiator and downlights.

BEDROOM TWO

3.91m x 2.64m (12' 10" x 8' 8")

Double bedroom with window to the rear aspect. Radiator and downlights.

BATHROOM

2.76m x 1.47m (9' 1" x 4' 10")

Fitted bathroom comprising; side panel bath with shower over and glass shower screen, wash hand basin and enclosed w/c. Feature shelving, large storage cupboard. Heated towel radiator and downlights.

EXTERIOR

REAR GARDEN

Fully enclosed rear garden with new concrete gravel boards and posts and wooden panels and new gated access to the rear parking. Landscaped over three levels with a decking area, artificial lawn area and patio. Feature lighting.

ALLOCATED PARKING

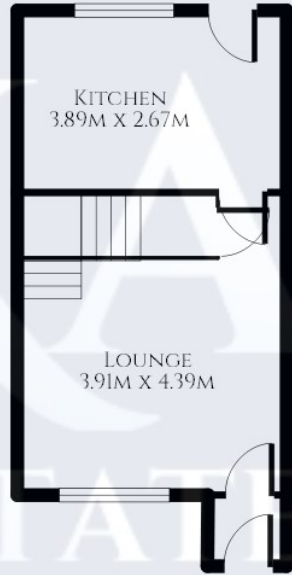
Two allocated parking spaces can be found at the rear of the property.

AGENTS NOTES

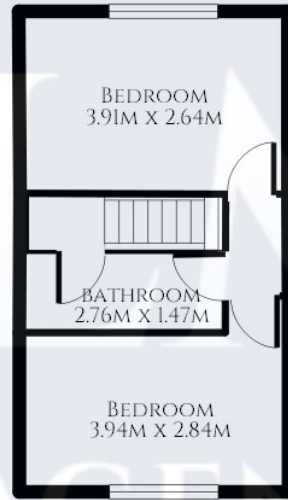
This is a leasehold property 125 years from 1994.

The ground rent and service charge are £1400 per annum and include building insurance and maintenance.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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