



34, Tabbs Close

Letchworth Garden City,
Hertfordshire, SG6 1DW

£1,300 pcm

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

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properties

Well presented two bedroom middle terrace house with single garage. Refitted modern kitchen with washing machine, fridge, integrated dishwasher, oven and hob. Gas central heating and uPVC double glazing throughout. Two good size first floor bedrooms and tidy white bathroom suite. Well kept rear garden with shed. Garage in nearby block. Pets or smokers not considered. Unfurnished and available June 2025.

Ground Floor

Entrance

Part glazed uPVC door. Window to side aspect. Radiator. Internal door to:

Lounge

11' 8" x 12' 3" (3.56m x 3.73m)

Window to front aspect. Radiator. Dog leg stairs to first floor. Cable TV and telephone points. Door to:

Kitchen/Dining Room

11' 8" max x 10' 10" (3.56m x 3.30m)

Refitted with matching cream units to base and eye level with attractive, contrasting roll top work surfaces incorporating a gas hob, with extractor fan above and electric oven below. Stainless steel sink unit with drainer and mixer tap with brick style tiling to splash back areas. Integrated dishwasher, under counter fridge and washing machine also included. Soft cushion flooring. Under stairs cupboard providing great storage. Window and door to rear aspect overlooking the well kept rear garden. Wall mounted gas central heating boiler. Radiator.

First Floor

Landing

Access to loft space. Radiator. Storage cupboard with radiator and linen shelves. Doors to:



Bedroom One

11' 7" (3.53m) x 8' 9" (2.67m) narrowing to 7' 0" (2.13m)

Window to front. Radiator.

Bedroom Two

11' 7" x 7' 1" (3.53m x 2.16m)

Window to rear aspect. Radiator.

Bathroom

Modern white three piece suite comprising panel bath with mixer tap and shower above. Pedestal wash hand basin and low level wc. Attractive ceramic tiling to splash back areas, extractor fan and handy wall mounted light over mirror. Radiator.

Outside

Front Garden

Mainly laid to lawn with pathway leading to entrance.

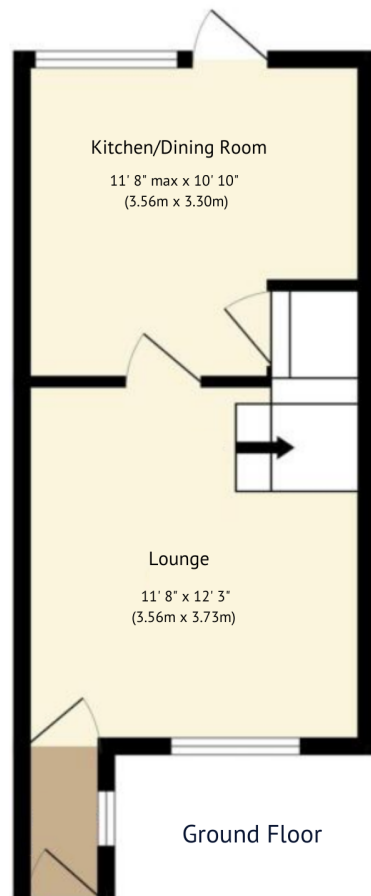
Rear Garden

Small paved patio area. Dwarf brick wall with steps up to remainder of garden laid to lawn. Gated access to rear. Small timber shed with power and light. Security light.

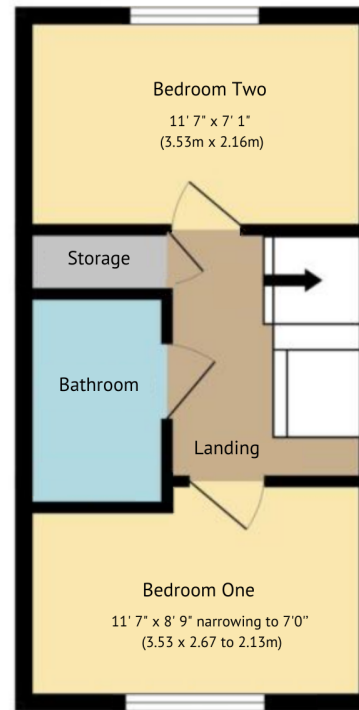
Single Garage

Situated in nearby block with up and over door.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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