



36, Farthing Drive

Letchworth Garden City,
Hertfordshire, SG6 2TR

£425,000

country
properties

A spacious two bedroom detached bungalow on the sought after Lordship Estate. The property is in need of modernisation and updating and is offered with vacant possession.

The accommodation comprises a spacious lounge/dining room overlooking the rear garden, an original fitted kitchen, two double bedrooms and a bathroom. The property is also double glazed and has gas central heating. Off road parking for a couple of vehicles and a garage with an electronic door. The rear garden is approx. 50ft and laid to lawn.

The Lordship Estate is situated towards the southern part of the town within Letchworth Garden City. The estate features a mix of residential properties, offering a range of housing options for residents. There is also a local shop and the ever popular Lordship Farm School.

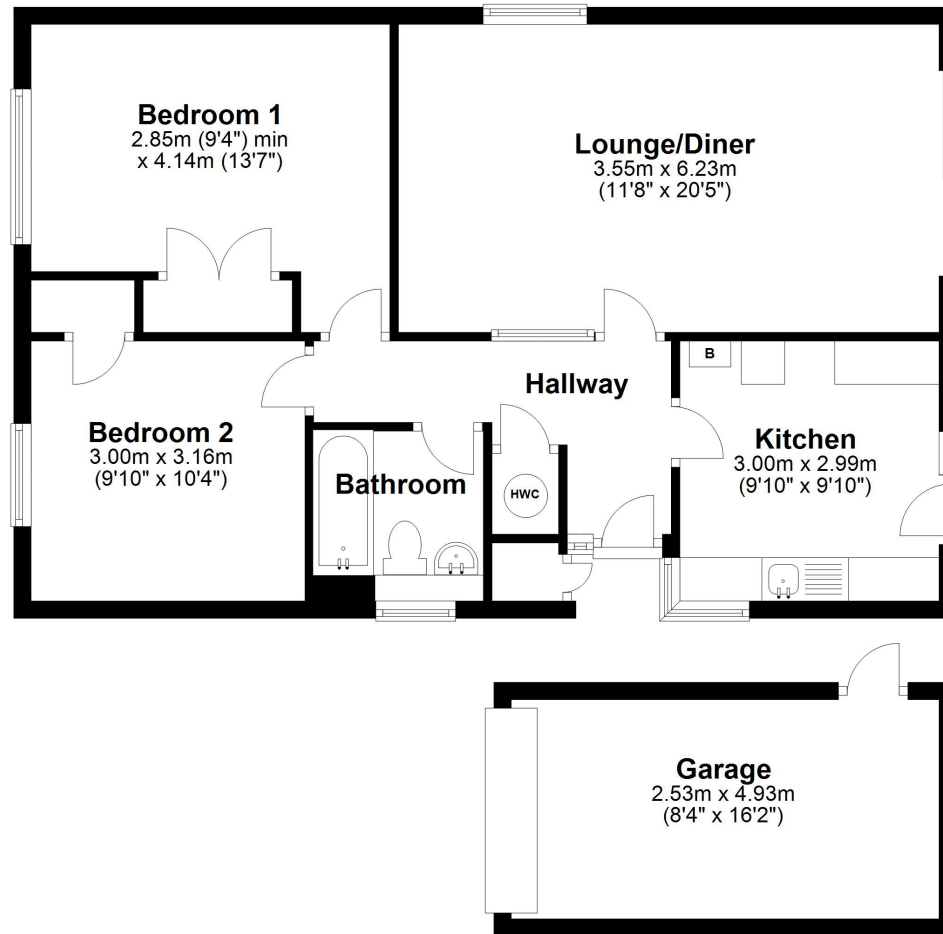
- Freehold
- Offered with vacant possession. No onward chain.
- Gas central heating and double glazed windows.
- Spacious lounge/dining room.
- Two bedrooms.
- Private enclosed rear garden.
- Garage with electronic up and over door.





Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		54
(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			

Total area: approx. 67.9 sq. metres (731.0 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

www.country-properties.co.uk

country properties