



Sanderling Close, Letchworth Garden City SG6 4HY







## 2 Bedroom End of Terrace House

### £315,000 Freehold

A well presented two bedroom end of terraced home featuring a spacious living area, good sized kitchen, well kept garden, side access, two allocated parking spaces. Conveniently located close to schools, amenities and transport links, this property offers comfort and practicality in a desirable setting.

- Two double bedrooms
- Two allocated parking spaces
- New front door
- Freehold
- Well kept rear garden
- Close to amenities
- EPC rating C. Council tax band C

## Ground Floor

### Lounge:

Abt. 15' 8" x 11' 8" (4.78m x 3.56m) Double glazed windows to front. Under stairs cupboard. Radiator.

### Kitchen:

Abt. 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed windows to rear. Wall and base units. Space for fridge freezer, washing machine and dishwasher. Stainless steel sink. Electric oven and hob. Radiator. Door to rear garden.

## First Floor

### Landing:

Loft access. Doors to bedrooms and bathroom.

### Bedroom One:

Abt. 9' 5" (upto wardrobe) x 8' 9" (2.87m x 2.67m) Double glazed window to rear. Built in wardrobes. Radiator.

### Bedroom Two:

Double glazed window to rear. Radiator.

### Bathroom:

Three piece suite comprising bath with shower over, wash hand basin and low level WC. Storage cupboard housing water tank. Radiator. Double glazed window to side.

## Outside

### Front Garden:

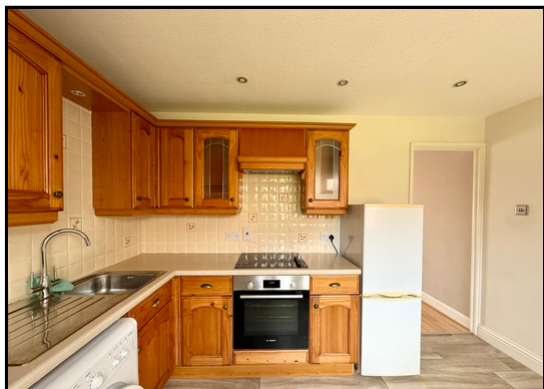
Mainly laid to lawn with two allocated parking spaces.

### Rear Garden:

Mainly laid to lawn. Patio Area. Timer Shed. Side Access.

### Agents Note:

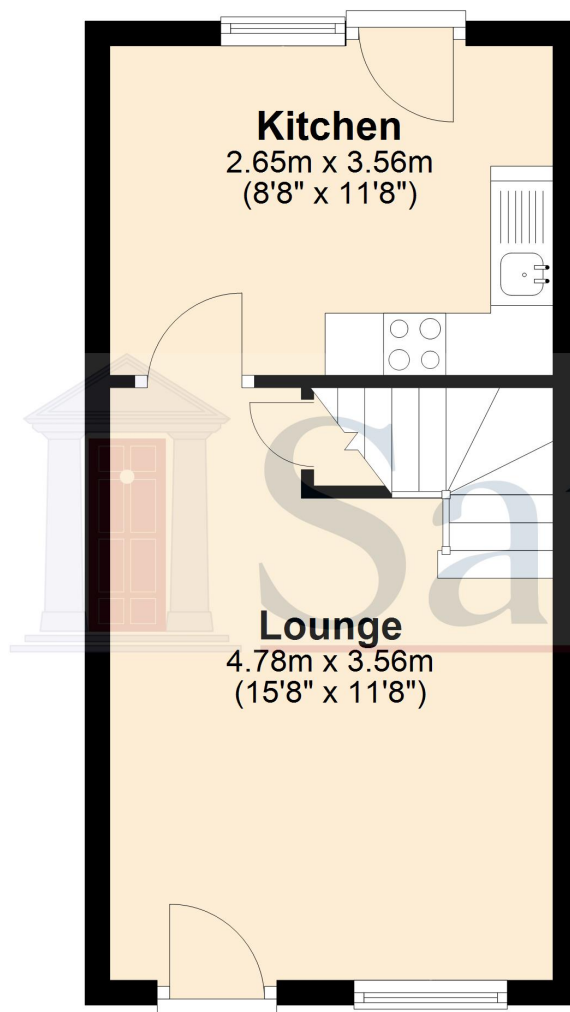
Draft particulars yet to be approved by vendor and subject to change.



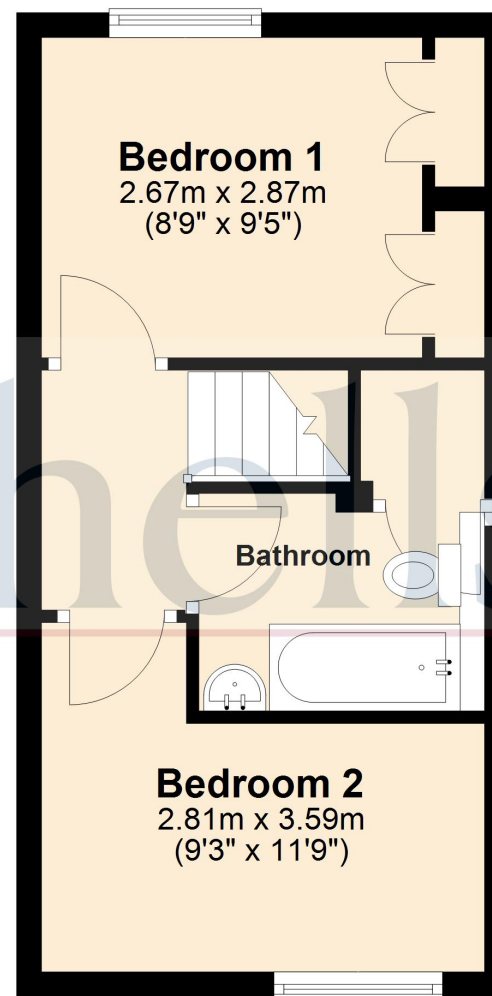
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.