



Northfields, Letchworth Garden City, Hertfordshire. SG6 4RD

Satchells



3 Bedroom Terraced House £375,000 Freehold

Offered to the market chain free, this three bedroom terraced home offers a really practical layout, paired with the a private rear garden for relaxing or entertaining. With extended porch and additional space ideal for a utility space, this property is located close to Letchworth town and mainline station as well as local schools and shops. With potential to extend STPP, this property makes for the ideal family home.



- Freehold
- Chain free
- Three bedrooms
- Scope for driveway
- Terraced property
- Porch extension
- Close to schools
- Walking distance to town and mainline station
- Enclosed rear garden
- Awaiting EPC. Council tax band C

Ground Floor:**Entrance Hall/Porch:**

Upvc door to front with windows to side. Laminate flooring. Radiator. Carpeted stairs to first floor.

Living Room:

Abt. 17' 9" x 11' 9" max (5.41m x 3.58m max) Carpet. Two radiators. Dual aspect double glazed windows to front and rear. Gas heater in place of fireplace.

Kitchen/Diner:

Abt. 13' 5" x 16' 8" (4.09m x 5.08m) Vinyl flooring. Radiator. Double glazed window to rear aspect. Storage cupboard. Upvc door to lean-to. Worktops with a range of wall and base mounted units and tiled splashback. Under stairs storage cupboard. Space for cooker, washing machine and fridge/freezer. Boiler.

Utility:

Abt. 4' 5" x 8' 11" (1.35m x 2.72m) Vinyl flooring. Upvc door to front. Window.

First Floor:**Bedroom One:**

Abt. 12' 1" x 9' 8" max (3.68m x 2.95m max) Carpet. Radiator. Double glazed window to front aspect. Built-in cupboard. Fitted wardrobes.

Bedroom Two:

Abt. 9' 0" x 12' 1" (2.74m x 3.68m) Laminate flooring. Radiator. Double glazed window to front aspect.

Bedroom Three:

Abt. 8' 6" x 7' 9" (2.59m x 2.36m) Carpet. Radiator. Double glazed window to rear aspect.

Bathroom:

Lino flooring. Double glazed privacy window to rear. Part tiled walls. Wash basin. Bath with mixer taps and wall mounted shower.

WC:

Lino flooring. Tiled walls. WC. Double glazed privacy window to rear.

Outside:**Front Garden:**

Laid to lawn with planted flowerbeds to the front. Path leading to front and side door with lavender hedged flowerbed. Privacy hedging to one side of neighbours garden.

Rear Garden:

Mostly laid to lawn and enclosed with fencing. The garden features planted borders and hedging as well as a patio space directly to the rear with a small pond. To the rear, there is a timber shed and greenhouse with a pathway leading up.

Additional Information:**Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Gas: Mains supply

Drainage: Mains supply

Flood risk: No flooding in last 5 years

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band C

Council tax payable: TBC

For further material information please contact the office marketing this property.

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

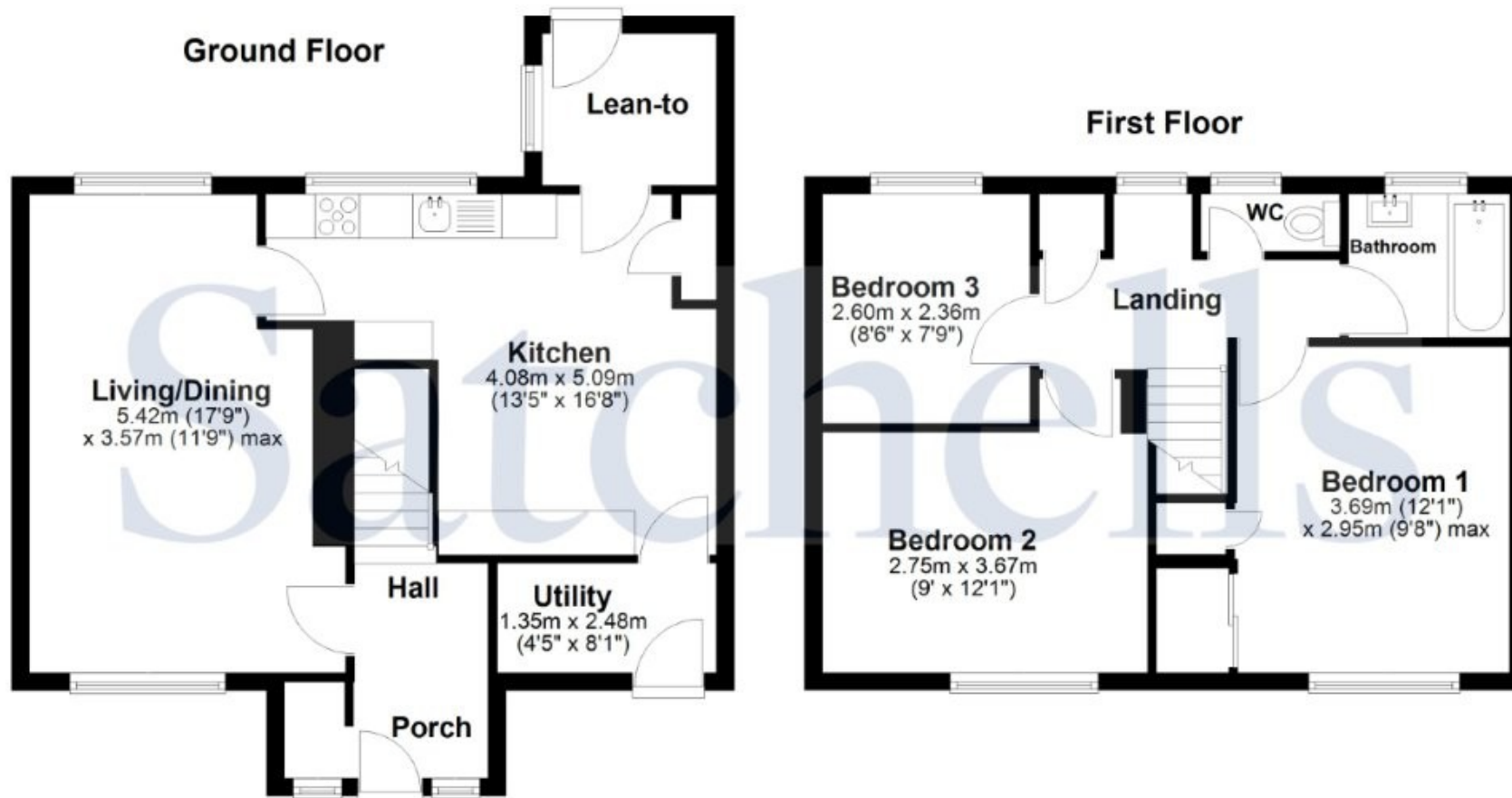
Draft details yet to be approved by the vendor and may be subject to change.





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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.