



34, Horace Gay Gardens

Letchworth Garden City,
Hertfordshire, SG6 4XP
£240,000

country
properties

Impressive one bedroom mid terrace house with modern open plan accommodation on the ground floor, a private enclosed rear garden and two allocated parking spaces. The property is located within easy walking distance of the Town Centre and main line train station. There is also no upper chain.

The open plan living on the ground floor offers a modern fitted kitchen and spacious living area leading to the rear garden. Upstairs is a large double bedroom and a luxury bathroom. The rear garden has a covered patio area and there are two allocated parking spaces adjacent to the terrace.

Internal viewing comes highly recommended to fully appreciate this property.

Ground Floor

Entrance

Upvc front door leading to the lounge and open plan kitchen. Store cupboard.

Living Room/Open Plan Kitchen.

15' 5" x 13' 5" (4.70m x 4.09m)

The open plan kitchen has been fitted to a high standard with a range of units providing ample storage space. Integrated oven and electric hob, dishwasher and washing machine. Single drainer sink unit. Extractor fan. Double glazed window to the front aspect. Central island with more storage. Wood laminate flooring. The living area has a double glazed window and door overlooking the rear garden. Modern electric heater. Stairs to the first floor.



First Floor

Landing

Double glazed window to the front aspect. Store cupboard.

Bedroom

10' 7" x 9' 1" (3.23m x 2.77m)

Double glazed window overlooking the rear garden. Modern electric heater. Access to the loft. Storage cupboard.

Bathroom

Modern suite comprising a low level wc, wash basin with vanity unit below and a panelled bath with wall mounted shower and glass screen. Heated towel rail. Tiled walls and floor. Double glazed window to the front aspect.

Outside

Garden

At the rear of the property is a private rear garden with a covered patio area. The remainder is laid to lawn with shrub borders. Timber shed.

Parking

The property comes with two allocated parking spaces.

Agents Note

Leasehold - 90 years remaining.

Service Charge £75.30pa

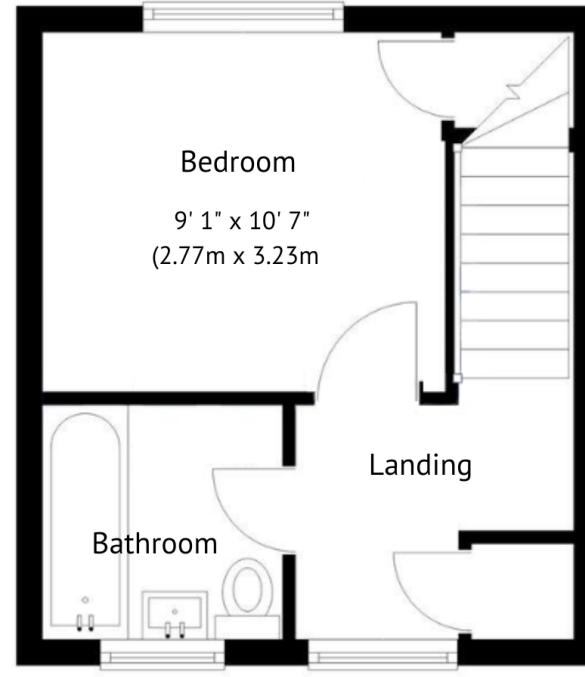
Ground Rent £30.17pa

Council Tax Band B.

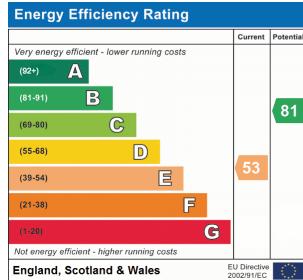




Ground Floor



First Floor



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Viewing by appointment only

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