



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.

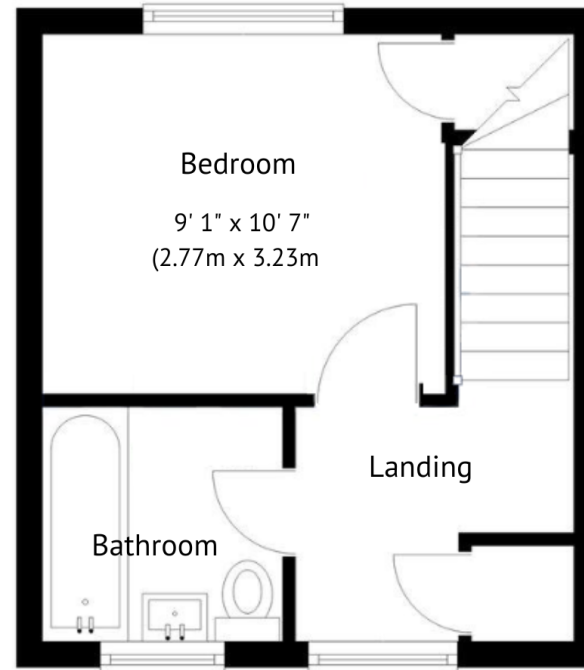
Agents Note

Leasehold – 90 years remaining.
Service Charge £75.30pa
Ground Rent £30.17pa
Council Tax Band B.





Ground Floor



First Floor

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).

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

81

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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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