



Shott Lane, Letchworth Garden City, Hertfordshire. SG6 1SE

Satchells





## 2 Bedroom Terraced House

### £380,000 Leasehold

Located in a sought after location just a short 5 minute walk in to Letchworth town centre, this two bedroom terrace property offers spacious accommodation over three floors with fantastic potential to extend (STPP). The property benefits from offroad parking as well as a good sized rear garden with outbuildings all while being within easy reach of local amenities.

- Two double bedrooms
- Mid terrace
- Driveway to front
- Short walk to town and mainline station
- Enclosed rear garden – 'L' shaped plot
- Outbuildings
- Potential to extend STPP
- Sought after location
- Leasehold – 958 Years
- EPC rating D. Council tax band B

**Ground Floor****Living Room:**

Abt. 12' 6" x 12' 6" (3.81m x 3.81m) Upvc door to front. Double glazed window to front aspect. Wooden flooring. Radiator. Alcoves with shelving. Feature fireplace with modern tiled hearth. Internal door through to kitchen.

**Kitchen:**

Abt. 12' 6" x 9' 0" (3.81m x 2.74m) Lino flooring. Radiator. Single glazed window to conservatory. Worktops with a range of wall and base mounted units and integrated sink/drainage, oven, electric hob and extractor. Door to lean to. Door to staircase.

**Lean To:**

Abt. 13' 9" x 10' 6" (4.19m x 3.20m) Brick built with plastic roofing. Ideal for extending in to (subject to planning) Double glazed upvc door and window to garden aspect. Space for plumbed appliances. Plumbed for WC.

**First Floor****Bedroom One:**

Abt. 12' 6" x 12' 6" (3.81m x 3.81m) Wooden flooring. Radiator. Double glazed window to front aspect. Feature fireplace with Victorian tiled hearth and wooden surround.

**Bathroom:**

Abt. 12' 6" x 5' 11" (3.81m x 1.80m) Tiled flooring. Wash hand basin with tiled splashback. Bath with mixer taps and hand held

shower with part tiled wall. WC. Double glazed window to garden aspect.

**Bedroom Two:**

Abt. 15' 9" x 12' 6" (4.80m x 3.81m) Wooden flooring. Radiator. Double glazed window to garden aspect. Sky light. Storage eaves cupboard.

**Outside****Front Garden:**

Partially laid to lawn with pathway leading to front door and side access to garden. Block paving for offroad parking.

**Rear Garden:**

A good sized 'L' shaped garden enclosed with fencing. The main garden directly to the rear has a pathway leading up to outbuildings (ideal for home office and currently utilised with lighting and power) with planted borders and patio space. The rest of the garden has been left to wild for chickens but would make a fantastic lawn space ideal for families.

**Additional Information****Agents Note:**

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

**Anti-Money Laundering (AML):**

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.

**Material Information:**

We are advised by the seller 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 based on their current provider.

Water: TBC

Electric: Mains  
Drainage: Mains  
Flood risk: No  
Mobile/Phone: Good  
Tenure: Leasehold  
Council Tax Band: B  
Council tax payable: TBC  
Length of lease: 958 years  
Ground Rent details: 0  
Service charge Details: 0

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





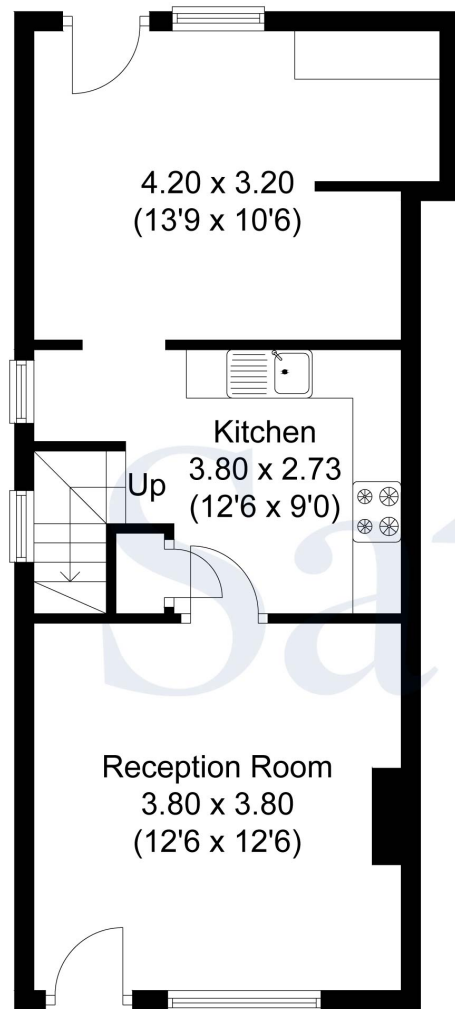


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

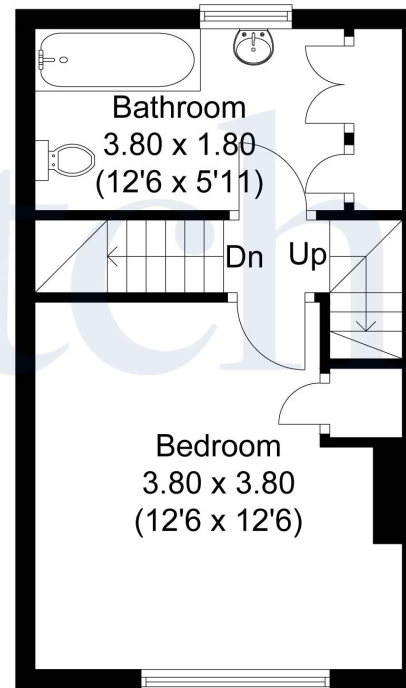
# Satchells



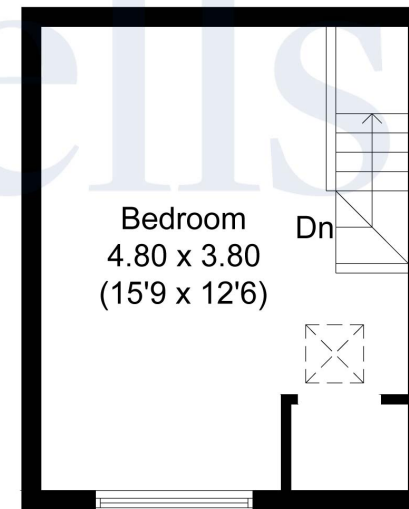
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 81.80 sq. metres (880.48 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances  
and other features are approximate.