



36, Farthing Drive

Letchworth Garden City,
Hertfordshire, SG6 2TR

£425,000

country
properties

Spacious two bedroom detached bungalow on the sought after Lordship Estate. The property is in need of modernisation and updating and is offered with vacant possession. The accommodation comprises lounge/dining room overlooking the rear garden, an original fitted kitchen, two double bedrooms and a bathroom. The property is also double glazed and has gas central heating. Off road parking for a couple of vehicles and a garage with an electronic door. The rear garden is approx. 50ft and laid to lawn.

Ground Floor

Entrance Hall

Radiator. Cloaks cupboard.

Lounge/Dining Room

20' 5" x 11' 8" (6.22m x 3.56m)

A spacious lounge/dining room with double glazed sliding patio doors overlooking the rear garden. Double glazed window to the side. Two radiators.

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Fitted in a range of original units providing ample storage space. Single drainer sink unit. Plumbing for a washing machine and space for a cooker and fridge/freezer. Radiator. Wall mounted gas central heating boiler. Double glazed window to the side and door to the rear garden.

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

Double glazed window to the front aspect. Radiator. Wardrobe.

Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed window to the front aspect. Radiator. Wardrobe.

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Three piece suite comprising a low level wc, wash basin and panelled bath. Radiator. Double glazed window to the side aspect.

Outside

Front Garden

Lawned area and block paved driveway for a couple of vehicles leading to the garage. Gated access to the rear garden.



Rear Garden

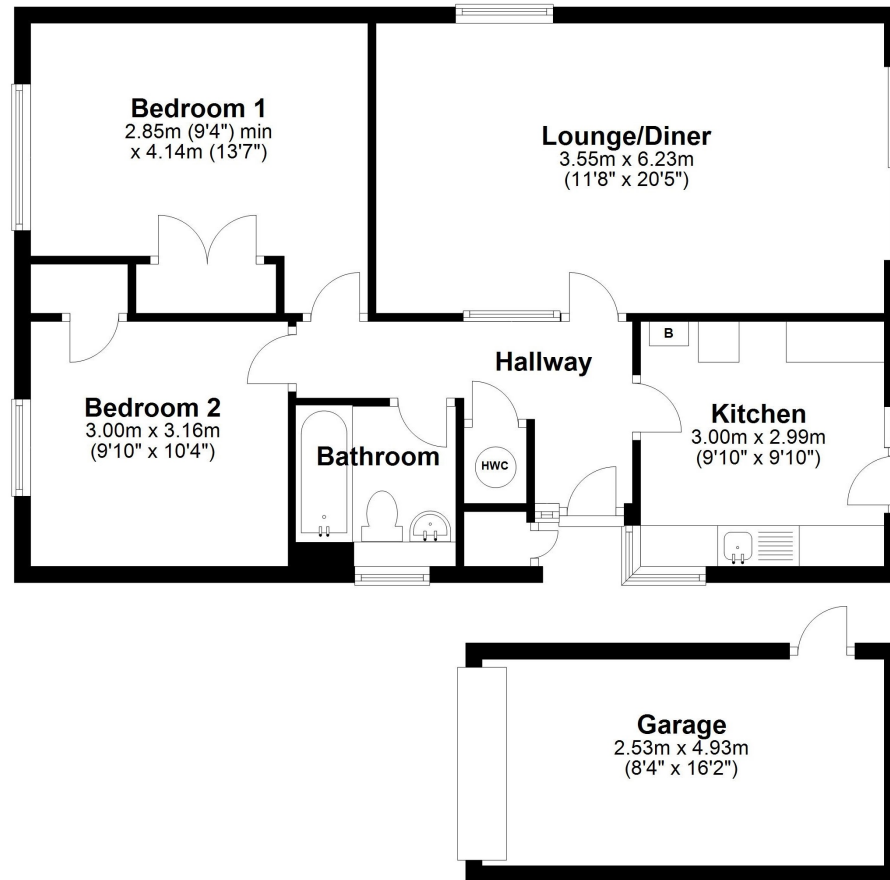
A private rear garden approx. 50ft in length and laid to lawn. Patio area at the rear of the property. Personal door to the garage. Retaining hedge and fencing.

Garage

16' 2" x 8' 4" (4.93m x 2.54m) Single garage with electronic up and over door. Power and light.



Total area: approx. 67.9 sq. metres (731.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		54
(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

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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