



# 12, Chagny Close

Letchworth Garden City,  
Hertfordshire, SG6 4BY

**£1,200** pcm

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properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit), and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Two bedroom middle terrace home situated within easy reach of the town centre and railway station. Fitted kitchen with appliances and 15ft lounge/diner with patio doors overlooking garden. Bedrooms with built-in storage. Gas central heating and small rear garden. No smokers or pets, unfurnished and available January 2025.

## Ground Floor

### Entrance Hall

Part glazed wooden door to front. Radiator. Telephone point. Coat hook. Door to lounge and access to:

### Kitchen

9' x 7' 9" (2.74m x 2.36m)

Window to front aspect. Matching units to base and eye level. Ceramic tiling to splash back areas. Acrylic sink with mixer tap. Electric cooker, fridge freezer and washing machine. Laminate flooring. Wall mounted gas central heating boiler.

### Lounge/Dining Room

15' x 12' 8" (4.57m x 3.86m)

Double glazed patio doors to rear aspect overlooking garden. Stairs to first floor. Laminate flooring. Radiator. TV point.

## First Floor

### Landing

Access to loft space. Airing cupboard with hot water cylinder and storage. Doors to:

### Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to rear aspect. Over-stairs cupboard. Built-in double wardrobe. TV point. Radiator.

### Bedroom Two

9' 6" x 6' 2" (2.90m x 1.88m)

Window to front aspect. Built-in single wardrobe. TV point. Radiator.

### Bathroom

Frosted window to front aspect. Three piece suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin and low level wc. Ceramic tiling to splash back areas. Radiator. Shaver point.

## Outside

### Front Garden

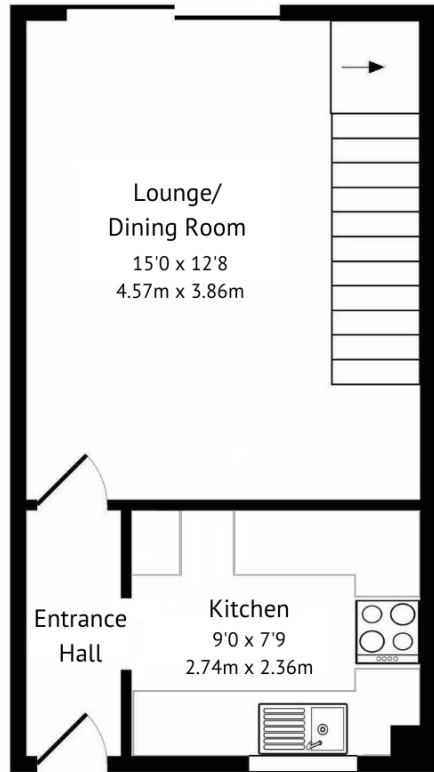
Mainly laid to lawn with pathway leading to entrance. 1 x allocated parking space in car park.



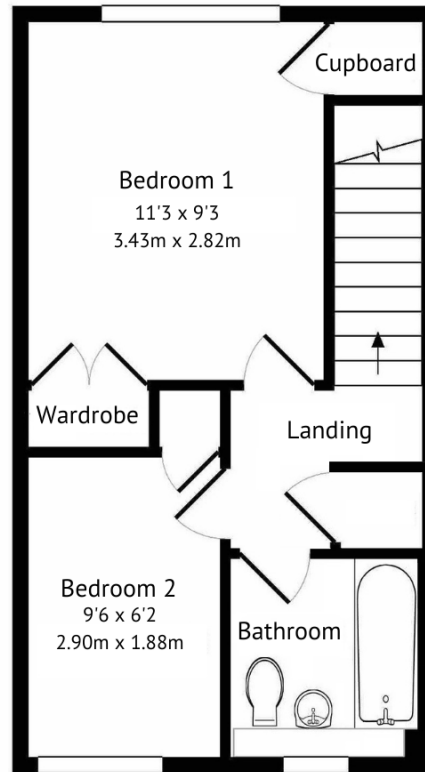
## Rear Garden

Small paved patio area. Remainder laid to lawn and enclosed by hedging and fencing.



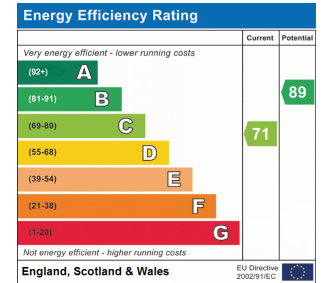


Ground Floor



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).



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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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