



28, Tabbs Close

Letchworth Garden City,
Hertfordshire, SG6 1DW

OIEO **£190,000**

country
properties

One bedroom house with garage and small garden detached from property. Situated in a popular residential cul-de-sac. Recently updated modern kitchen. Good size lounge and double bedroom with built-in storage, Bathroom with window. Small fenced detached garden. Single garage in nearby block. Gas central heating and double glazed windows. Ideal first time or investment purchase. Contact us today to arrange your viewing appointment.

Ground Floor

Hallway

Part glazed wooden door to front.
Double glazed window to side.
Radiator. Internal door to:

Lounge

11' 1" x 11' (3.38m x 3.35m)
Stairs to first floor. Radiator. Double
glazed window to front. Doorway to:
Kitchen

6' 5" x 7' 7" (1.96m x 2.31m)
Matching units to base and eye level
with contrasting roll top work
surfaces incorporating a stainless
steel sink unit and mixer taps.
Ceramic tiling to splash back areas.
Window to front. Wall mounted gas
central heating boiler. Electric
cooker, fridge and washing machine
included. Handy under stair
cupboard. Radiator.

First Floor

Landing

Access to loft space. Doors to:

Bedroom

11' 1" x 11' (3.38m x 3.35m)
Double glazed windows to front and
side. Radiator. Storage cupboard
with radiator.

Bathroom

Three piece suite comprising panel
bath with mixer tap and shower
attachment. Pedestal basin and wc.
Ceramic tiling to splash back areas.
Radiator. Double glazed window to
front.

Outside

Garden

Detached from house accessed by
gate. Small lawned area with some
paving slabs. Enclosed by fencing.



Garage

In block opposite property. Third garage from left.

Agents Notes

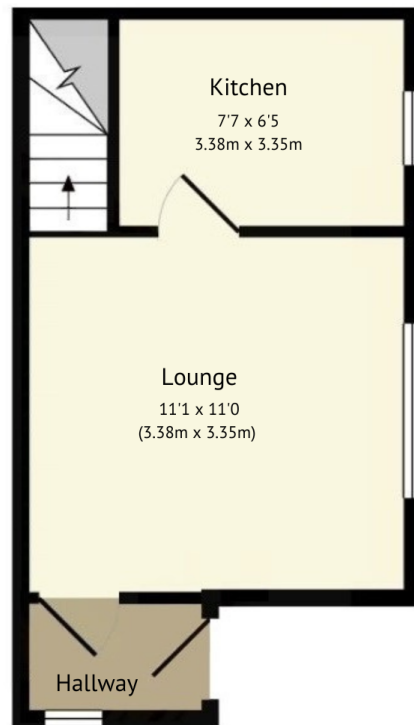
We have been informed of the following information by the owners:

Lease: 150 years from 1986 (112 years remaining)

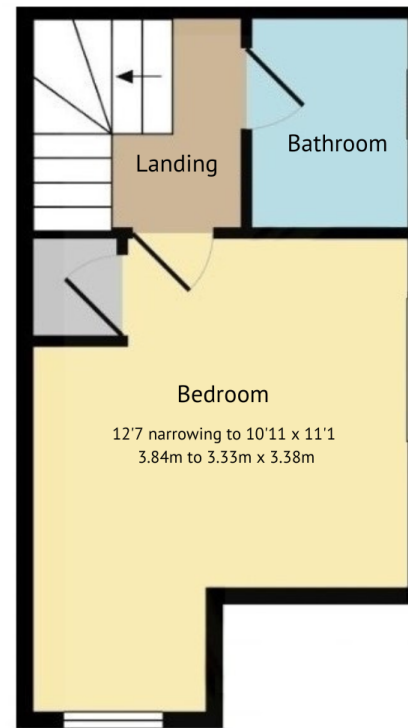
Ground rent: Peppercorn

NHDC 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	91
(81-91)	B	
(69-80)	C	63
(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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