



Horace Gay Gardens, Letchworth Garden City SG6 4XP

| Satchells



1 Bedroom Terraced House

£245,000 Leasehold

Located within easy reach of the town centre and mainline station, this smart 1-bed terrace offers light-filled accommodation and a landscaped rear garden. The open-plan kitchen/living area is dual aspect with door to the garden. Upstairs is a good-sized double bedroom with built-in cupboard, a modern bathroom, and a landing storage cupboard. The rear garden features a covered patio, lawn, planted borders & a shed. Allocated parking included.

Ideal first time buyer, investment or downsize. Viewing highly recommended.

- ONE bedroom house
- Open plan living
- Landscaped rear garden
- Modern throughout
- Close to town and mainline station
- Leasehold
- Annual service charge £150.60
- Annual ground rent £60.34
- TWO allocated parking spaces
- EPC rating E. Council tax band B

Ground Floor:

Hall:

Upvc door to front. Storage cupboard.

Living room/Kitchen:

Abt. 15' 5" x 13' 5" (4.70m x 4.09m)

Living Room: Open plan to kitchen. Laminate flooring. Double glazed window to garden aspect. Door to garden. Stairs to first floor. Electric radiator.

Kitchen: Open plan to living room. Tiled floor. Double glazed window to front aspect. Worktops with a range of wall and base mounted units with integrated electric hob, extractor, oven, dishwasher, sink/drainage and washing machine.

First Floor:

Landing:

Carpet. Storage cupboard. Double glazed window to front aspect.

Bedroom:

Abt. 9' 1" x 10' 7" (2.77m x 3.23m) Carpet. Double glazed window to garden aspect. Electric radiator. Storage cupboard. Loft access.

Bathroom:

Tiled floor. Tiled walls. Heated towel rail. Double glazed privacy window to front aspect. Bath with wall mounted shower and glass screen. Wash hand basin with vanity unit. WC with integrated cistern.

Outside:

Front Garden:

Gravel area. Sheltered door to front.

Rear Garden:

Covered patio directly to rear of property for seating/bbq area. Enclosed with fencing. Lawn space with planted borders and raised flower bed. Shed to rear.

Parking:

TWO allocated parking spaces with visitors and on road parking also available.

Additional Information:

Agents Note:

Draft details yet to be approved by the 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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



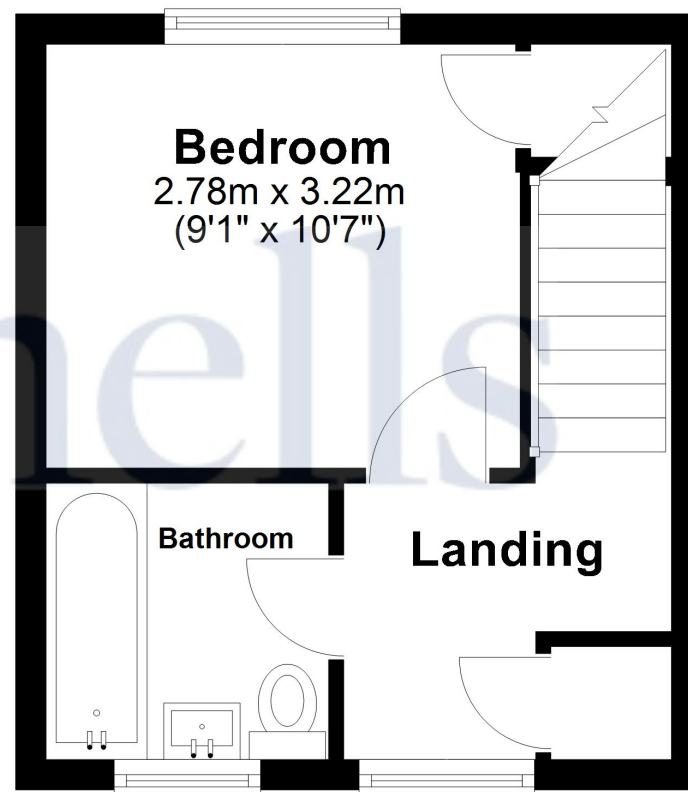
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.