



3, Lytton Avenue

Letchworth Garden City,
Hertfordshire, SG6 3HT

£450,000

country
properties

An Early Garden City 1907 Exhibition Cottage located in a sought after location minutes walk from the Town Centre and train station. The property is in need of some modernisation and updating and offers much scope for improvement.

On the ground floor is an entrance hall, extended kitchen, cloakroom and a lounge and dining room. On the first floor are two bedrooms and a large bathroom. The property has gas to radiator central heating, off road parking for two cars, a single garage with electric door and a private enclosed rear garden.

Internal viewing comes highly recommended to fully appreciate this house and its location.

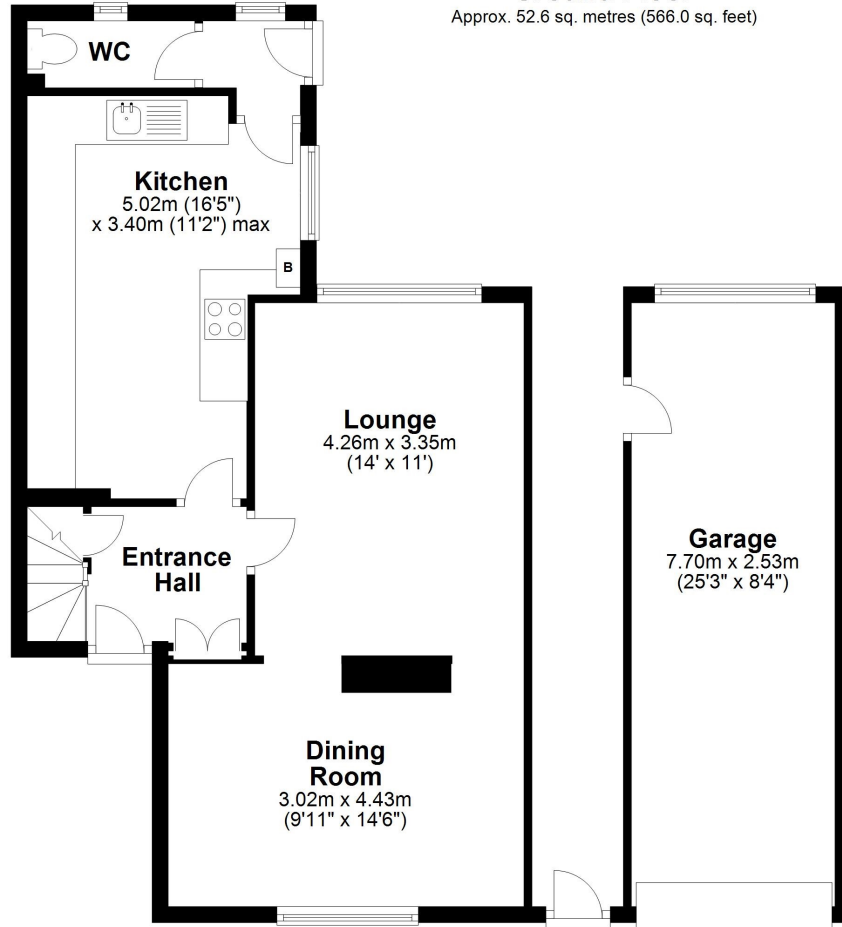
- Council Tax Band D.
- Freehold
- Designed by the Architects Cayley & Rochester as part of the 1907 Urban Cottage Exhibition.
- Offered with vacant possession with no upper chain.
- In need of some updating and modernisation.
- Off road parking and single garage.





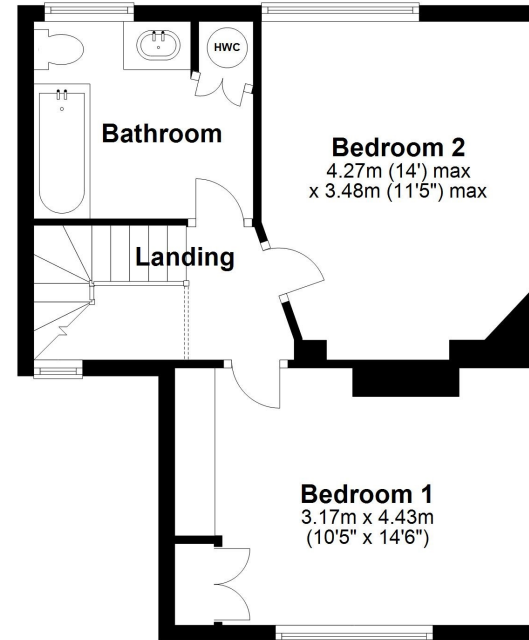
Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(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

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

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties