



79, High Avenue

Letchworth Garden City,  
Hertfordshire, SG6 3QR

Offers in Excess of **£325,000**

country  
properties



Three bedroom end terrace family home in need of some modernisation. The property is offered with vacant possession with no upper chain. On the ground floor the property has an entrance hall, two reception rooms, kitchen and a cloakroom. Upstairs there are three bedrooms and a bathroom. The rear garden is approx. 90ft in length.

Please email all offers for the attention of Stuart King of Davies King Chartered Surveyors. The email address is [daviesking@talk21.com](mailto:daviesking@talk21.com)

## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator.

### Lounge

15' 2" x 12' 0" (4.62m x 3.66m)

Double glazed window to the rear aspect.  
Radiator.

### Dining Room

12' 0" x 10' 0" (3.66m x 3.05m)

Double glazed window to the front aspect.  
Radiator.

### Kitchen

12' 0" x 7' 6" (3.66m x 2.29m)

Fitted base units and single drainer sink unit.  
Double glazed window to the side aspect.

## Rear Lobby/Utility Area

Plumbing for washing machine. Double glazed door to the rear garden. Large store cupboard.

### Cloakroom

Comprising a low level wc.

## First Floor

### Landing

Doors to all rooms.

### Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

Double glazed window to the front aspect.  
Radiator.



### Bedroom Two

15' 2" x 9' 1" (4.62m x 2.77m)  
Double glazed window to the rear aspect.  
Radiator. Cupboard housing boiler.

### Bedroom Three

10' 8" x 7' 0" (3.25m x 2.13m)  
Double glazed window to the rear aspect.  
Radiator.

### Bathroom

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

### Outside

#### Front Garden

Pathway leading to the front door. Gated access to the rear garden.

#### Rear Garden

Mature rear garden laid mainly to lawn. Approx. 90ft in length.

### Tenure

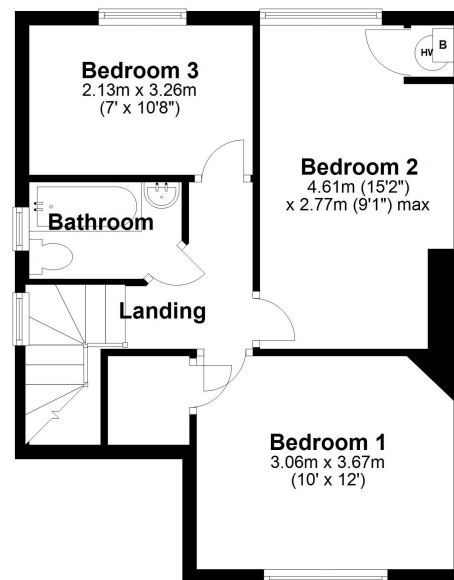
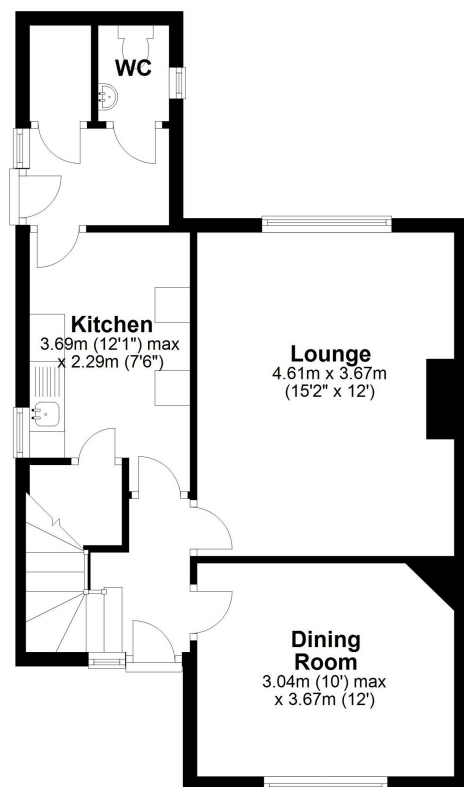
Leasehold  
894 years remaining. No service charge.  
Peppercorn Ground Rent.  
Council Tax Band C.

### Agents Note

Please make all offers for the attention of Stuart King BSc MRICS marked '79 High Avenue, Letchworth Garden City, SG6 3QR – Email your offer to him direct, the email is [daviesking@talk21.com](mailto:daviesking@talk21.com)

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful buyer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.





Total area: approx. 91.5 sq. metres (985.1 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	
(21-38)	F	61
(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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