



70, Mullway

Letchworth Garden City,  
Hertfordshire, SG6 4BH

Offers Over **£300,000**

country  
properties



A spacious three bedroom end terrace family home located within walking distance of a number of popular schools and local shops. The property is in need of some modernisation and is offered with no upper chain.

On the ground floor is a spacious dual aspect lounge/dining room and a kitchen. Upstairs there are three bedrooms and a family bathroom. The property is set back a little from the road. The rear garden is laid mainly to lawn and is approx. 70ft in length.

Tender - The closing date for receipt of tenders is the close of business on the 16th February 2026.

#### Ground Floor

##### Entrance Hall

Stairs to the first floor.

##### Lounge/Dining Room

22' 11" x 10' 11" (6.99m x 3.33m)

Dual aspect with double glazed windows to the front and rear aspects. Stripped floorboards. Two radiators.

##### Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

Fitted in a range of matching base and eye level units. Plumbing for a washing machine. Single drainer sink unit. Wall mounted gas central heating boiler. Double glazed window and door to the rear garden.

#### First Floor

##### Landing

Access to the loft space.

##### Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to the rear aspect. Airing cupboard.

##### Bedroom Two

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to the front aspect.

##### Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed window to the front aspect.



#### Bathroom

Comprising a low level wc, wash basin and panelled bath. Double glazed window to the side.

#### Outside

##### Front Garden

Laid to lawn with retaining hedge. Gated access to the rear garden.

##### Rear Garden

A mature rear garden approx.70ft in length. Laid to lawn with mature shrubs and trees.

#### Tenure

Leasehold - 970 years remaining.  
Council Tax Band C.

#### Agents Note

1. All offers must be submitted in writing using the tender form and sent to - Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '70 Mullway, Letchworth, Herts SG6 4BH - OFFER'. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

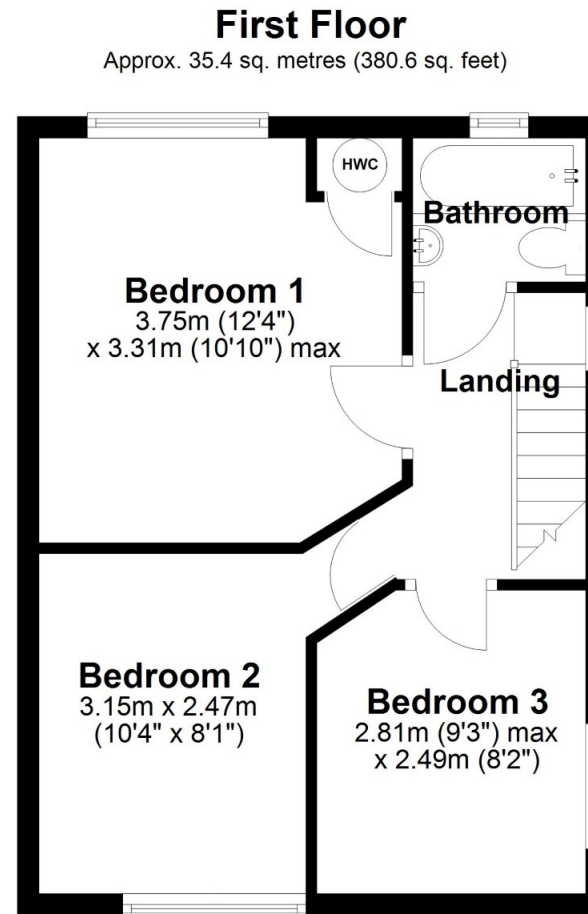
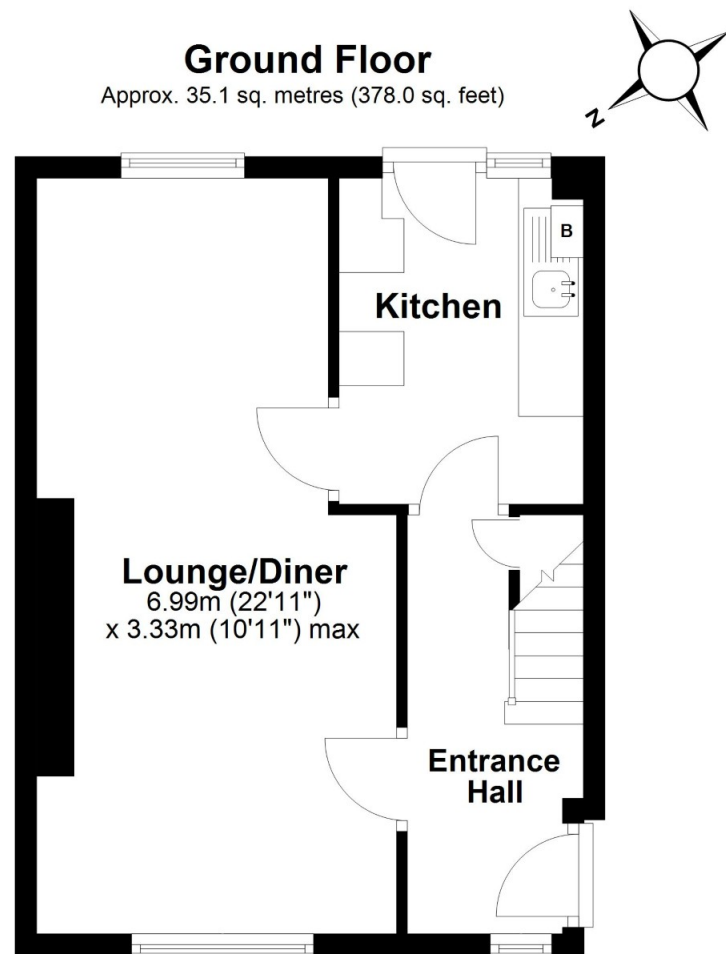
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

2. The successful purchaser 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.

3. The property was part of a stock transfer from North Herts District Council in 2003 and is subject to 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. Full details will be provided with the title pack







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 70.5 sq. metres (758.5 sq. feet)

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)

country  
properties