



74, Yardley

Letchworth Garden City,
Hertfordshire, SG6 2ST
£325,000

country
properties

Spacious 3 bedroom end terrace family home located on the very edge of the Jackmans Estate. The property is within easy walking distance of local shops, schools & bus stops. On the ground floor is a cloakroom, kitchen/dining room, spacious lounge, conservatory & utility room. Upstairs are 3 bedrooms and a shower room. The rear garden is paved with mature shrubs. The property is offered with vacant possession with no upper chain.

Ground Floor

Cloakroom

Comprising a low level wc and a wash basin.

Entrance Hall

Stairs to the first floor. Various store cupboards. Door leading to the cloakroom.

Kitchen/Dining Room

12' 6" x 10' 3" (3.81m x 3.12m)

Fitted in a range of matching units. Integrated oven and hob. Plumbing for a washing machine and fridge. Double glazed window to the front aspect. Space for a dining table.

Lounge

15' 0" x 11' 6" (4.57m x 3.51m)

Two radiators. Tv point. French doors with side windows opening to the conservatory.

Conservatory

11' 5" x 11' 5" (3.48m x 3.48m)

Brick based conservatory with double glazed windows and doors overlooking the rear garden. Two radiators. Tiled floor.

Utility Room

With double glazed door and window to the rear garden. Fitted cupboards and shelving.

First Floor.

Landing

Access to the loft space. Cupboard housing gas central heating boiler.

Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m)

Fitted wardrobes along one wall. Radiator. Double glazed window to the front aspect.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to the rear aspect. Radiator.



Bedroom Three

9' 6" x 7' 1" (2.90m x 2.16m)

Double glazed window to the rear aspect.
Radiator. Fitted bedroom furniture.

Shower Room

Low level wc, wash basin and a large double shower with glass screen. Heated towel rail. Tiled walls. Double glazed window to the front aspect.

Outside

Front Garden

With retaining brick wall and various mature shrubs. Pathway leading to the front door. Driveway leading to the garage.

Rear Garden

Paved rear garden with mature shrubs. Retaining brick wall and timber fencing. Gated rear access.

Garage

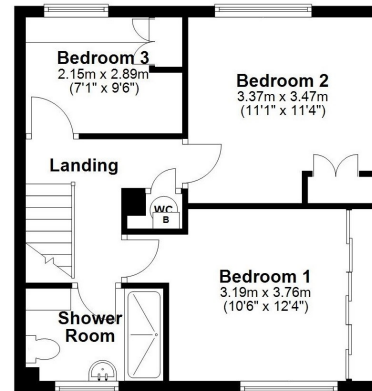
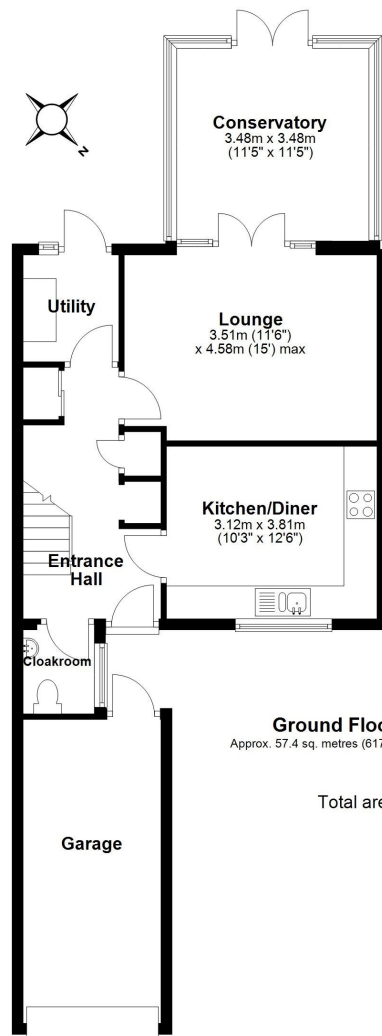
Single garage.

Agents Note

Freehold

Council Tax Band C.





Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

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