



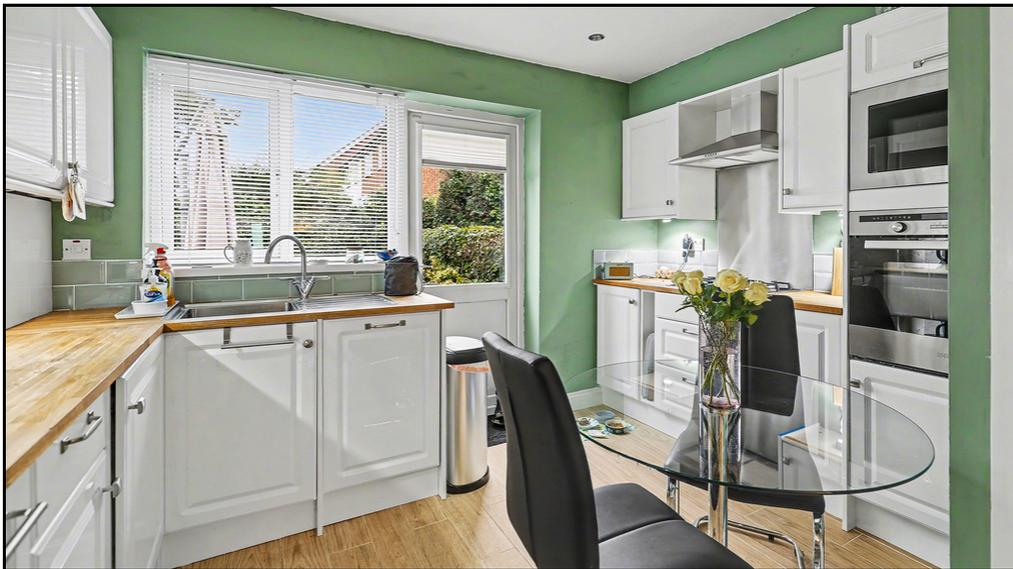
Martin Way, Letchworth Garden City, Hertfordshire. SG6 4XU

Satchells



## 2 Bedroom End of Terrace House £325,000 Leasehold

Offered to the market CHAIN FREE, this smart and modernised TWO bedroom END-TERRACE property sits within a quiet cul-de-sac just a short walk from Letchworth's town centre and mainline station. Offering two double bedrooms, modern fittings and 'L' shaped enclosed rear garden, the property further benefits from TWO allocated parking spaces. The perfect first time buy or ideal for those looking to downsize.



- TWO bedrooms
- End of terrace
- CHAIN FREE
- Modern throughout
- TWO allocated parking spaces
- Close to town and mainline station
- Enclosed rear garden
- Gas heating and double glazed windows
- Leasehold - 980 Years
- EPC rating C. Council tax band C

## **Ground Floor**

### **Porch:**

UPVC door to front. Engineered wood flooring. Internal door to living room.

### **Living Room:**

Abt. 16' 4" x 11' 9" (4.98m x 3.58m) Engineered wood flooring. Two radiators. Double glazed window to front aspect. Carpeted stairs to first floor.

### **Kitchen/Dining:**

Abt. 11' 9" x 10' 10" (3.58m x 3.30m) Tiled floor. Radiator. Spotlights. Double glazed window to garden aspect. Solid wood worktops with tiled splashback and a range of wall and base mounted units with integrated sink/drainage, four ring gas hob and extractor, mid-height oven, microwave, fridge and freezer. Upvc door to rear garden patio.

## **First Floor**

### **Bedroom One:**

Abt. 11' 9" x 8' 10" (3.58m x 2.69m) Carpet.

Radiator. Double glazed window.

### **Bedroom Two:**

Abt. 11' 9" x 7' 3" (3.58m x 2.21m) Carpet. Radiator. Double glazed window.

### **Shower Room:**

Abt. 8' 10" x 4' 7" (2.69m x 1.40m) Tiled flooring. Spotlights. Part tiled walls. Wash basin with vanity unit. Mirrored cabinet. Fitted cupboard. WC. Double glazed privacy window. Walk in shower with glass screen and tiled walls.

## **Outside**

### **Rear Garden:**

Enclosed with fencing and hedging with gated side access. Patio space directly to rear of property providing a seating area and pathway leading to garden shed. Lawn space with planted borders. The garden is the largest on the row of terraces benefitting from its 'L' shape providing the ideal space for a summerhouse or home office without encroaching on the main garden space.

### **Parking:**

Two allocated parking spaces. One directly to the front and a second to the side of the property.

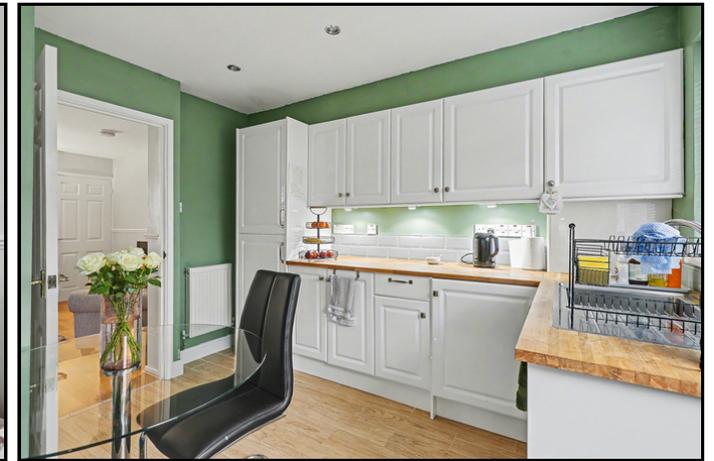
### **Additional Information**

#### **Agents Note:**

Draft particulars yet to be approved by 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.

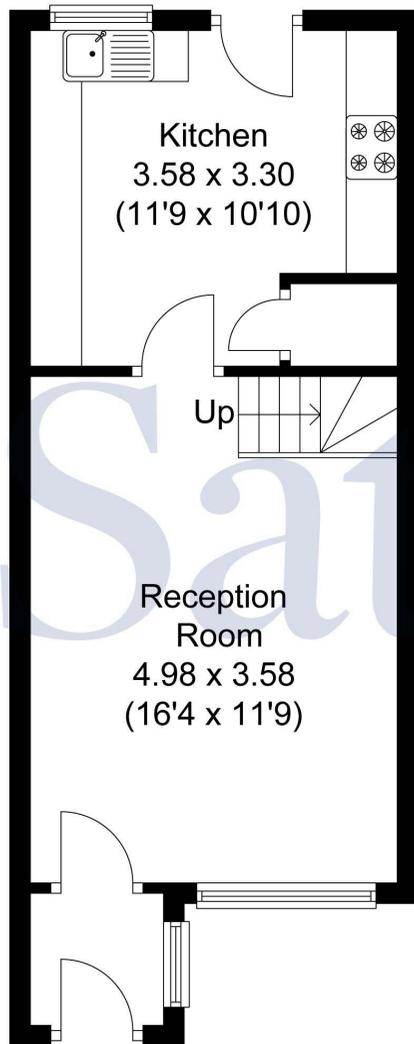




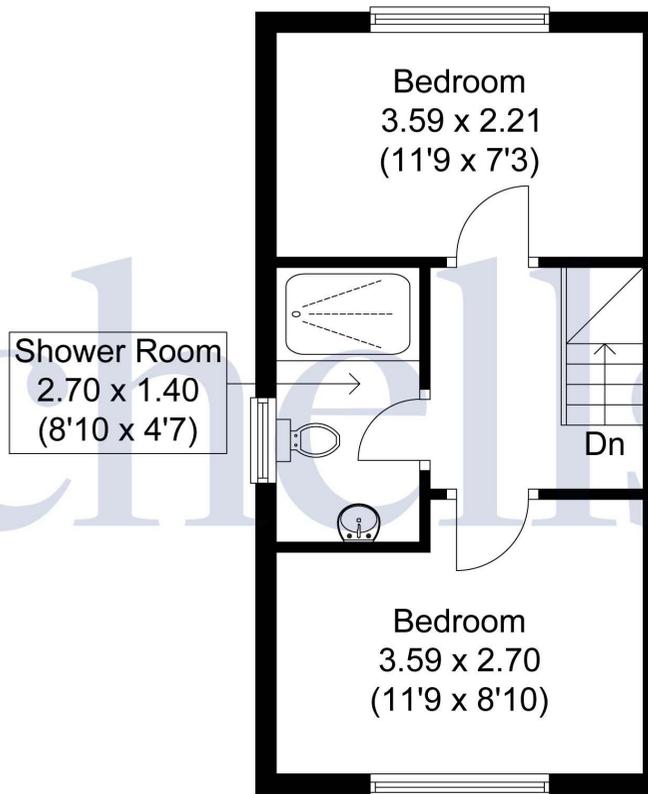
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 57.90 sq. metres (623.23 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances and other features are approximate.