



19, Kimberley

Letchworth Garden City,
Hertfordshire, SG6 4RA

Offers Over **£300,000**

country
properties

Spacious 3 bedroom end terrace family home offered with vacant possession and no upper chain. The property is in need of updating and modernisation throughout. On the ground floor there is a spacious lounge, large kitchen/dining room and WC. Upstairs there are 3 bedrooms and a separate bathroom & WC. Outside there is off road parking for a couple of vehicles and a large West facing rear garden.

Ground Floor

Entrance Hall

Stairs to the first floor with recess under. Meter cupboard and separate cupboard housing the gas boiler. Double glazed door to the rear garden.

Cloakroom

Comprising a low level wc and wash basin.

Lounge

14' 6" x 10' 11" (4.42m x 3.33m)

Double glazed window to the front aspect. Radiator.

Kitchen

14' 6" x 10' 7" (4.42m x 3.23m)

Single drainer sink unit. Large pantry cupboard. Radiator. Double glazed window to the rear aspect.

First Floor

Landing

Double glazed window to the side aspect.

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to the front aspect. Radiator

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed window to the rear aspect. Radiator.



Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to the front aspect. Radiator

Bathroom

Comprising a panelled bath and wash basin. Double glazed window to the rear aspect.

Separate Wc

Comprising a low level wc. Double glazed window to the rear aspect.

Outside

Front Garden

Mature front garden with lawn and shrubs. Driveway for at least two vehicles. Access to the rear garden.

Rear Garden

Approx. 70ft in length and West facing. Mainly all lawn with a covered patio area adjacent to the rear of the house.

Tenure

Freehold

Council Tax Band A

Agents Note

This property was originally a non traditional (Reema style) build house. The property was improved in 2002 to include an external brick skim (Precast Reinforced Concrete). The lenders we would suggest using for this property are Halifax Plc, Lloyds Bank and BM Solutions. For further information please speak to a member of our staff.

Offers

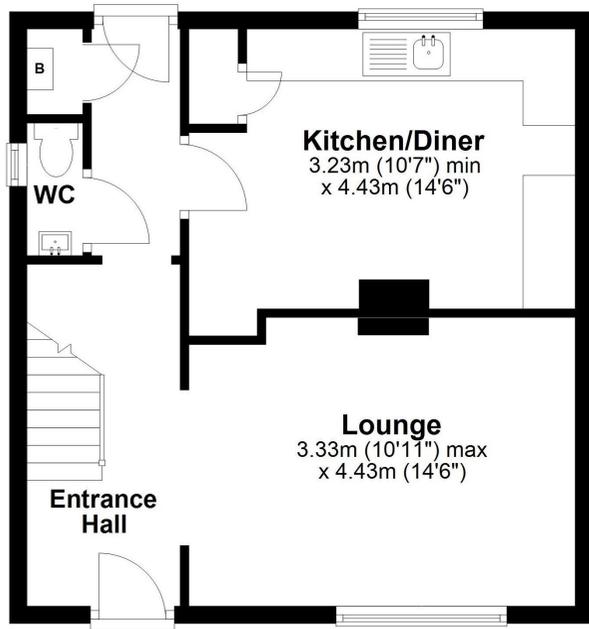
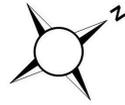
1. All offers must be submitted in writing using the tender form and sent to – Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '19 Kimberley , Letchworth, Herts SG6 4RA – 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.

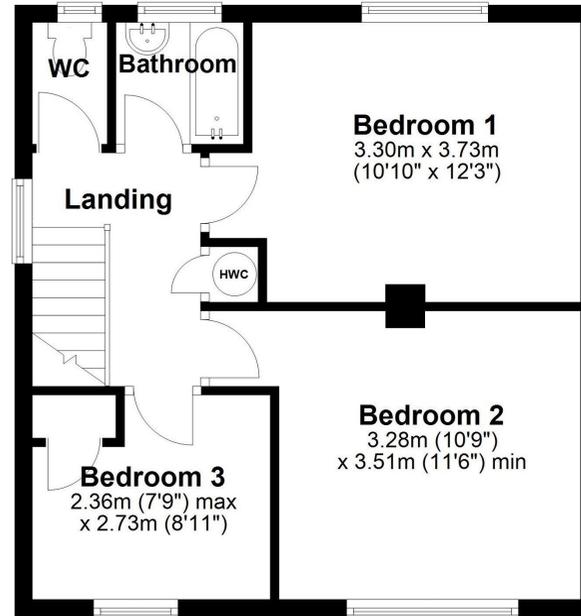
3. The property was part of a stock transfer from North Herts District Council in 2003 and is subject to overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. Full details will be provided with the title pack.





Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)

Total area: approx. 83.7 sq. metres (901.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

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