



Sanderling Close, Letchworth Garden City, Hertfordshire. SG6 4HY





1 Bedroom Ground Floor Maisonette £200,000 Leasehold

A well presented ground floor maisonette complete with parking and enclosed private rear garden with rear access and decked seating area. Benefitting from having a recently modernised living space with feature fireplace installed, additional advantages include a good size kitchen, double glazed windows and doors, gas heating via radiators, NEW boiler installed in 2022 and parking space. *Ideal for the "first time" or "investment buyer".

- Allocated parking
- 999 year lease from new
- Ground floor with private garden
- Close to countryside views
- Quiet cul-de-sac location
- Perfect first time buy/investment
- New boiler fitted 2022
- EPC rating C. Council tax band B

Ground Floor:

Entrance Lobby:

Double glazed door and window to front aspect. Part glazed door to:

Lounge:

Abt. 12' 6" x 12' 5" (3.81m x 3.78m) Double glazed window to front aspect. vertical radiator. Door to inner hallway. Feature electric fireplace. Laminate floor.

Inner Hallway:

Dado rail. Large double cupboard. Doors to:

Kitchen:

Abt. 13' 2" x 5' 11" (4.01m x 1.80m) Range of matching wall and base units of cupboards and drawers. Wall mounted gas boiler. Intop stainless steel sink top. Plumbing for washing machine. Electric hob. Door to rear garden.

Double Bedroom:

Abt. 13' 2" into recess x 8' 5" (4.01m x 2.57m) Triple wardrobe with light & mirror sliding doors. Dado rail. Double radiator. Double glazed window to rear aspect.

Bathroom:

Suite comprising panelled bath with shower over, low level wc and wash hand basin with vanity cupboard under. Radiator. Double glazed window to side aspect.

Outside:

Gardens:

Private rear garden with decking, lawn, gate to side access and gated rear access to parking. Fish pond. Small front garden. Steps leading to front door.

Additional Information:

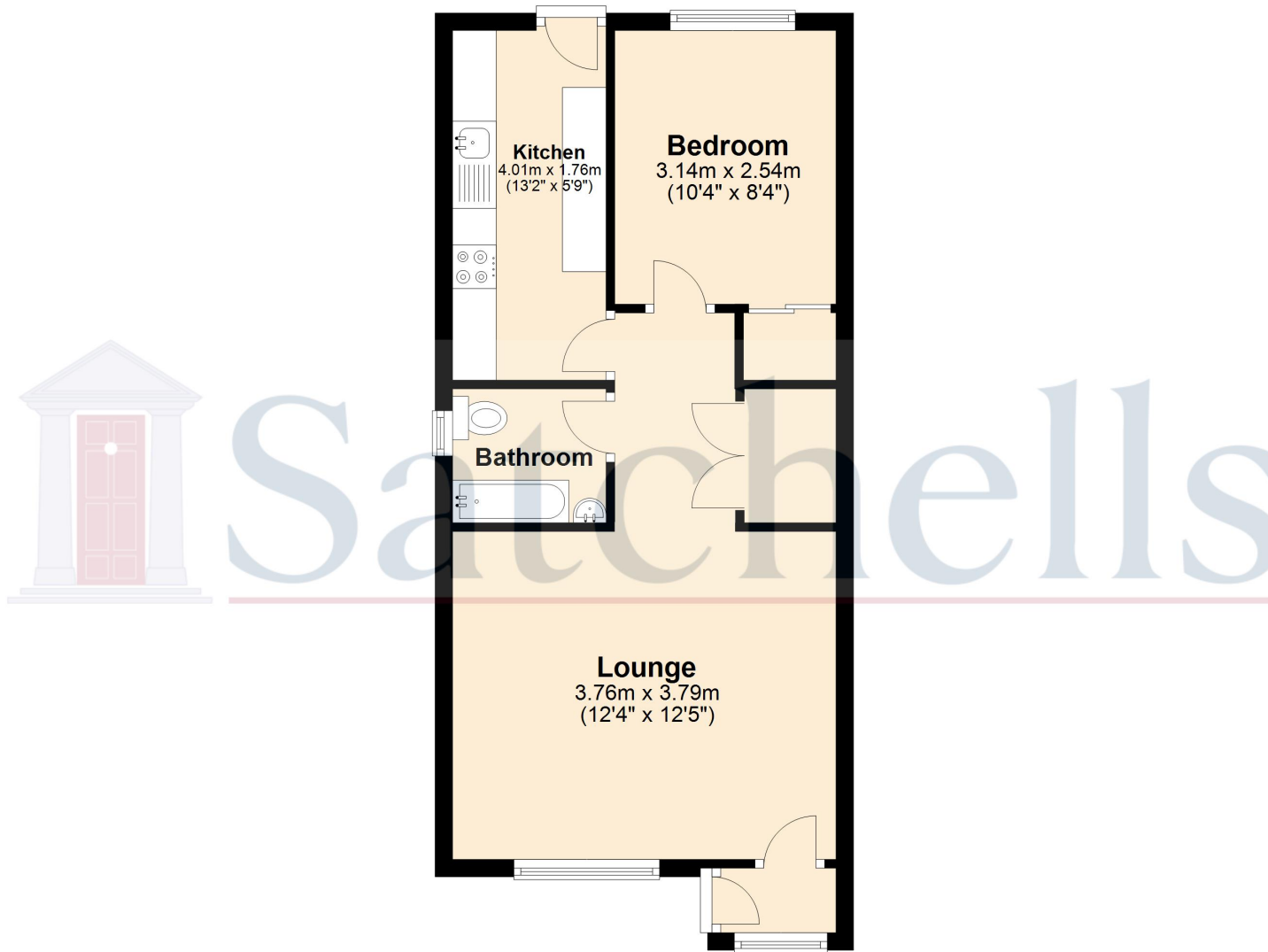
Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.



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.

Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.