



49 Jackmans Place, Letchworth Garden City, Hertfordshire. SG6 1RE







## 3 Bedroom Semi-Detached House

### £400,000 Freehold

A MUST VIEW very well presented and modern SEMI-DETACHED THREE bedroom family home located within easy reach of Letchworth town centre. This property offers spacious accommodation throughout, has been modernised by the current owners, has off road parking and a large rear garden and insulated garden room/office with working electrics.

- FREEHOLD
- Modernised throughout
- Downstairs cloakroom
- Fully insulated garden room/office
- THREE bedrooms
- Off road parking
- SEMI-DETACHED
- Large private garden
- Bright and spacious
- EPC rating E. Council tax band C

**Ground Floor:****Entrance Porch:**

Upvc sliding doors and windows. Tiled floor. Upvc front door to property.

**Entrance Hall:**

Tiled floor. Radiator. Under stairs storage cupboard. Carpeted stairs leading up.

**Living Room:**

Abt. 15' 7" x 11' 9" max (4.75m x 3.58m max) Laminate flooring. Double glazed window to front aspect. Double glazed French doors to garden. Gas fire with surround and mantle. Built in media units to recess. Radiator. Black wall mounted down lights.

**Dining Room:**

Abt. 12' 4" x 9' 6" (3.76m x 2.90m) Varnished wooden flooring. Double glazed window to front aspect. Radiator.

**Kitchen:**

Abt. 11' 5" x 12' 7" (3.48m x 3.84m) Tiled flooring. Vertical radiator. Double glazed window to garden/rear aspect. Archway leading to back door and cloakroom. Fitted kitchen with worktops, breakfast bar and a range of grey wall and base mounted units with integrated; Washing machine, sink/drain, fridge, freezer, dishwasher, electric hob, extractor and washing machine. Tiled splash back. Combi boiler re-fitted in 2023.

**Cloakroom:**

Tiled floor. Double glazed window to rear aspect. Low level WC with basin integrated above cistern.

**First Floor:****Landing:**

Window to front aspect. Carpet.

**Bedroom One:**

Abt. 15' 6" x 10' 7" (4.72m x 3.23m) maximum measurements. Laminate flooring. Dual aspect double glazed windows to front and rear. Two radiators.

**Bedroom Two:**

Abt. 12' 2" x 9' 5" (3.71m x 2.87m) Oak laminate flooring. Double glazed window to front. Radiator.

**Bedroom Three:**

Abt. 11' 4" x 10' 1" max (3.45m x 3.07m max) Carpet. Double glazed window to rear. Radiator.

**Bathroom:**

Tiled walls. Tiled floor. Double glazed privacy window to rear. Walk in shower with wall mounted head and glass doors. Freestanding wash basin with vanity unit. Low level WC. Bath with mixer taps.

**Outside:****Front Garden:**

Mostly laid to lawn enclosed by a low level wall with metal gate to front door. Mature blossom tree and planted shrub border. Driveway leading to side, shed/garage and rear of property.

**Rear Garden:**

Large non-overlooked private garden enclosed with fencing. Large decking area directly to the rear of the property with a patio area providing seating/bbq area. Large shed with double doors to front and side access. Towards the rear there is a lawn area and the garden room.

**Additional Information:****Agents Note:**

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



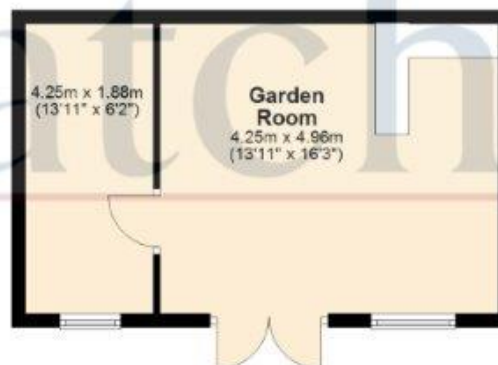
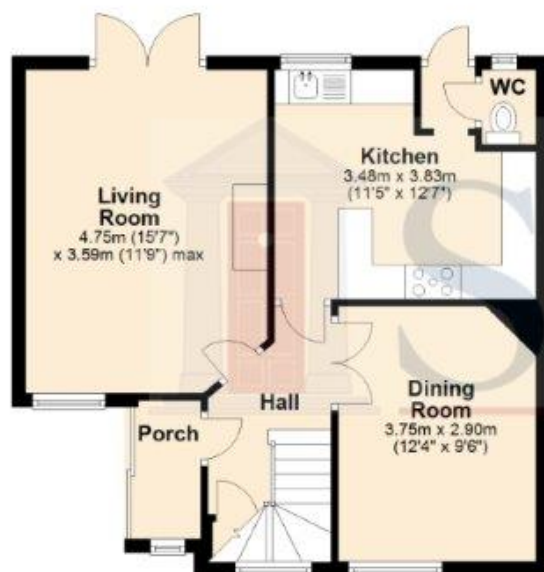




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



**First 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.