



Horace Gay Gardens, Letchworth Garden City SG6 4XP





2 Bedroom Terraced House

£274,000 Leasehold

Offered CHAIN FREE and perfect for first-time buyers, this charming 2-bed home in Letchworth Garden City boasts an ideal location close to town. Enjoy good-sized bedrooms, a lovely garden, and off-street parking. An excellent opportunity for comfortable and convenient living!

- CHAIN FREE
- Two allocated parking spaces
- Private sunny enclosed garden
- Perfect first time buy
- Close to town and mainline station
- Investment opportunity
- Two bedroom mid-terrace
- Ground rent and service charge £24 pcm
- Brand new flooring throughout
- Leasehold - 91 Years remaining
- EPC rating D. Council tax band C

Ground Floor:

Living/Dining Room:

Abt. 21' 5" x 10' 7" (6.53m x 3.23m) Window to front aspect. Carpet. Storage cupboard. Stairs leading to first floor. Sliding door to rear. Access to kitchen. Ceiling light fitting. Electric heating.

Kitchen:

Abt. 9' 4" x 5' 7" (2.84m x 1.70m) Tiled flooring. Window to garden aspect. Worktops with a range of wall and base mounted units and integrated oven, electric hob, extractor and sink. Space for plumbed appliances and fridge/freezer.

First Floor:

Bedroom One:

Abt. 10' 7" x 10' 3" (3.23m x 3.12m) Carpet. Built-in storage cupboard. Fitted wardrobes and overhead cupboards. Windows to front aspect. Electric heater.

Bedroom Two:

Abt. 10' 5" x 6' 8" (3.17m x 2.03m) Carpet. Window to rear aspect. Electric heater.

Bathroom:

Lino flooring. Privacy window to rear aspect. Bath with mixer taps and wall mounted shower with glass screen. Vanity unit with integrated WC and wash basin.

Outside:

Rear Garden:

South facing. Enclosed with fencing providing rear access to property from allocated parking. Landscaped with raised lawn area, planted borders and patio area.

Parking:

Two allocated spaces to rear of the property.

Additional Information:

Agents Note:

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

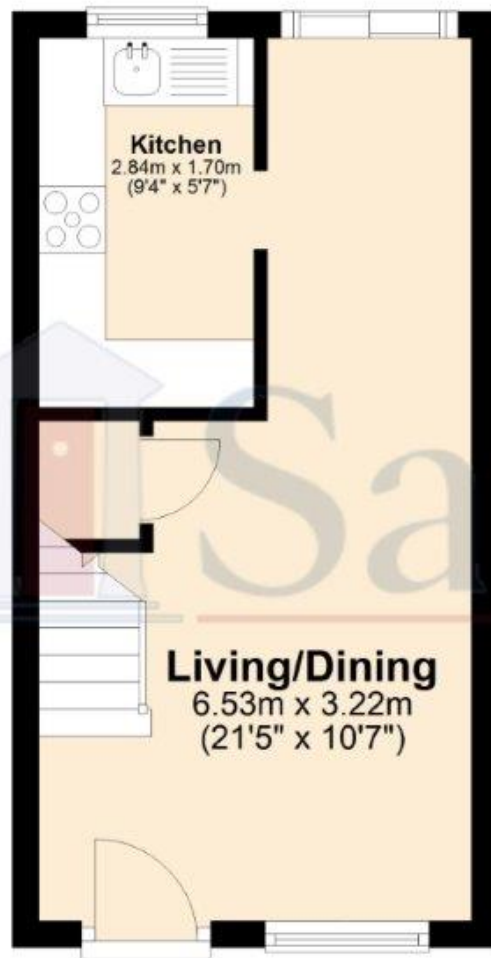




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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