



38, Heathermere

Letchworth Garden City,
Hertfordshire, SG6 4QH
£399,995

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Refurbished and modernised three bedroom mid terrace family home. The property benefits from a brand new kitchen and bathroom, new decoration, new upstairs carpets. Offered with vacant possession with no upper chain.

Spacious lounge with laminate flooring, brand new kitchen with integrated oven, hob and dishwasher, conservatory and cloakroom. Upstairs are three good size bedrooms and brand new bathroom suite. Gas to radiator central heating and double glazed windows. Off road parking for a number of vehicles and approx. 70ft private rear garden.

Internal viewing comes highly recommended to fully appreciate this family home.

Ground Floor

Entrance Hall

Stairs to the first floor. Laminate floor.

Lounge

13' 11" x 11' 3" (4.24m x 3.43m)

Double glazed window to the front aspect. Laminate flooring. Radiator.

Kitchen/Breakfast Room

17' 3" x 10' 4" (5.26m x 3.15m)

Refitted in a range of matching base and eye level units providing ample storage space. Integrated oven and gas hob. Integrated dishwasher. Single drainer stainless steel sink unit. Concealed gas central heating boiler. Laminate floor.

Utility

Plumbing for a washing machine.

Cloakroom

Comprising a low level wc and a wash basin.



Conservatory

14' 4" x 8' 2" (4.37m x 2.49m)

Double glazed window to the rear and double glazed sliding doors to the garden. Laminate floor. Electric heater.

First Floor

Landing

Airing cupboard housing the hot water tank.

Bedroom One

16' 0" x 9' 0" (4.88m x 2.74m)

Double glazed window to the rear aspect. Radiator. New carpet.

Bedroom Two

12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window to the front aspect. Radiator. New carpet.

Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to the front aspect. Radiator. New carpet.

Bathroom

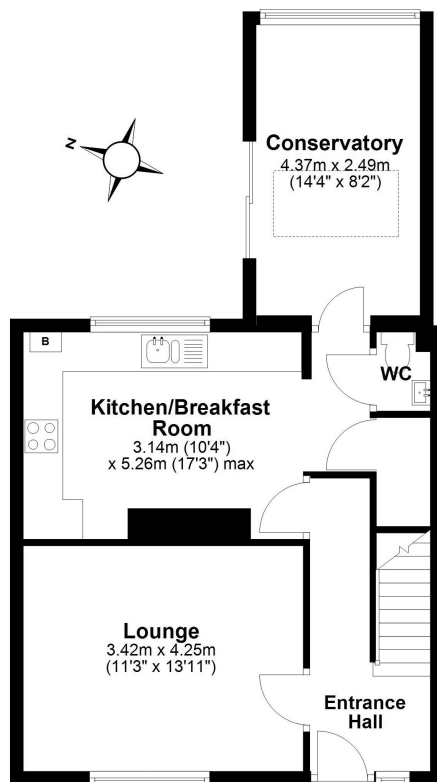
Brand new suite comprising a low level wc, wash basin with vanity unit under and a panelled bath with shower and shower screen. Chrome heated towel rail. Ceramic tiled splash areas. Double glazed window to the rear aspect.

Outside

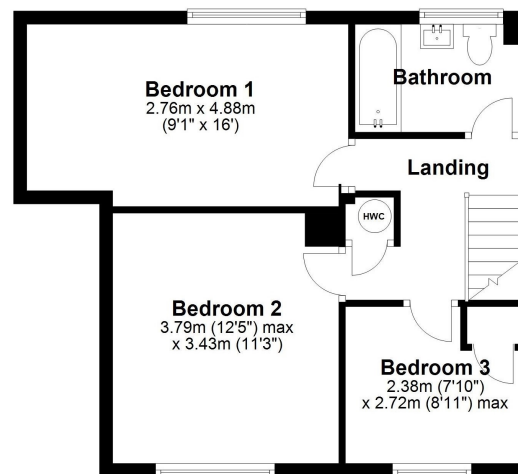
Front Garden.

Block paved driveway providing ample off road parking. Access to the rear garden via the side passage.





Ground Floor
Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.3 sq. feet)

Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

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

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