



Holmdale, Letchworth Garden City, Hertfordshire. SG6 1QQ

Satchells





## 3 Bedroom Terraced House

### £390,000 Leasehold

This well presented three bed terrace comes with a long lease and has been refurbished throughout, featuring a new kitchen, new bathroom, new windows, and a full rewire. Ideally located close to local shops and transport links, it offers stylish, move-in-ready living. Viewing recommended.

- Three bedrooms
- Terraced
- Enclosed rear garden
- Walking distance to local amenities
- Modern and spacious
- Close to mainline station
- Communal parking bays to front
- Office/utility room
- Leasehold - 888 years remaining
- Awaiting EPC. Council tax band C

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

Integrated door matt flooring. Upvc door to front. Internal door to hallway.

**Hallway:**

Solid wood flooring. Radiator. WC.

**Living Room:**

Abt. 12' 9" x 11' 5" (3.89m x 3.48m) Laminate flooring. Double glazed window to front aspect. Vertical radiator. Built-in bookshelves.

**Kitchen/Diner:**

Abt. 13' 9" x 11' 6" (4.19m x 3.51m) Laminate flooring. Radiator. Sliding door to rear garden. Space for dining table and built-in seating to wall. Solid wood worktops with tiled splash back. A range of wall and base mounted units and integrated sink/drainers, dishwasher, electric hob, extractor and oven.

**Cloakroom:**

Solid wood flooring. Wash basin. WC.

**Office/Utility:**

Abt. 13' 6" x 6' 0" (4.11m x 1.83m) Laminate flooring. Radiator. Upvc door to garden. Double glazed window to rear aspect.

**Bedroom One:**

Abt. 13' 8" x 13' 4" (4.17m x 4.06m) Carpet. Radiator. Triple glazed windows to front aspect. Built-in wardrobes.

**Bedroom Two:**

Abt. 13' 5" x 13' 4" (4.09m x 4.06m) Carpet. Radiator. Double glazed window to rear aspect. Built-in wardrobes.

**Bedroom Three:**

Abt. 10' 7" x 10' 2" (3.23m x 3.10m) Wood flooring. Radiator. Double glazed window to rear aspect.

**Bathroom:**

Solid wood flooring. Double glazed privacy window to front aspect. Wash basin with tiled splash back. Integrated shelving. 'B' shaped bath with mixer taps, tiled walls and wall mounted shower. WC.

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

Laid to lawn with some established planting and pathway leading to side access and front door.

**Rear Garden:**

Enclosed with fencing and gated side access. The garden is mostly laid to lawn with patio space to the rear of the property, garden shed and raised beds to the rear of the garden. Non-overlooked.

**Additional Information:**  
**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

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





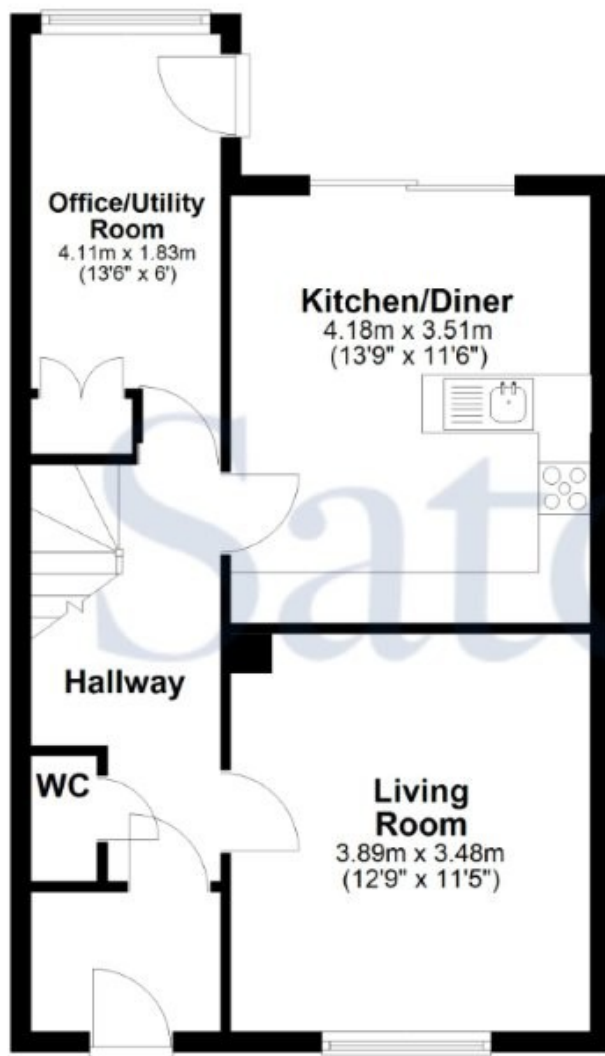


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

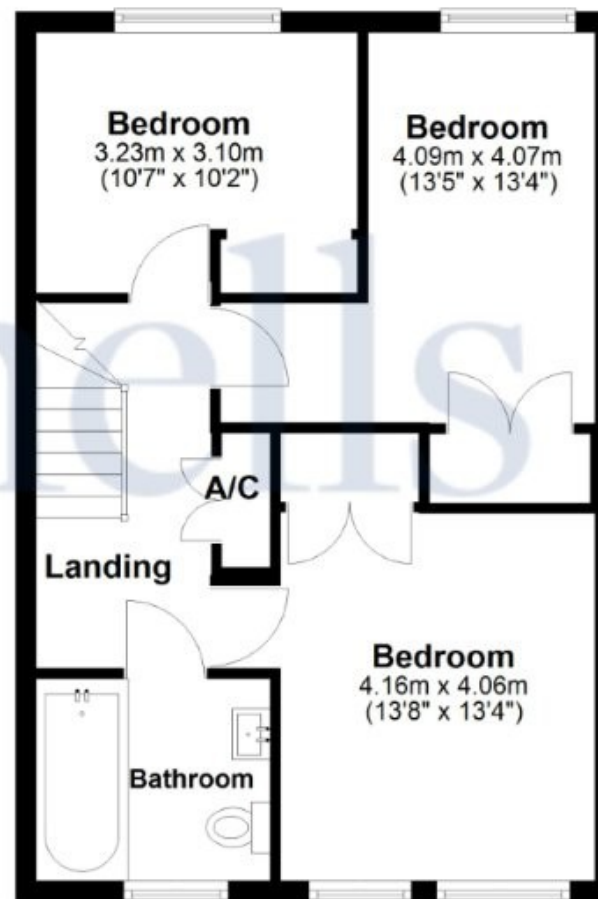
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## Ground Floor



## 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.