



Lytton Avenue, Letchworth Garden City, Hertfordshire. SG6 3HT | **Satchells**



3 Bedroom Terraced House £425,000 Leasehold

Offered to the market CHAIN FREE, this good sized, 1907 Urban Cottage Exhibition property offers fantastic potential for modernisation and is located in the highly sought after Lytton Avenue, conveniently located just metres from the town centre and short distance from the mainline station. With further potential to extend STPP, this property proudly occupies a great sized plot with large front garden, rear garden, two reception rooms and three good sized bedrooms. Perfect for a family home!

- CHAIN FREE
- Three bedrooms
- 1907 Urban Cottage Exhibition
- Enclosed rear garden
- Close proximity to town centre
- Two reception rooms
- Extension potential STPP
- Driveway potential STPP
- EPC rating E. Council tax band D
- 990 year lease - £0 ground rent and service charge

**Ground Floor
Entrance Hall:**

Wooden door to front. Carpet. Radiator. Stairs to first floor. Storage cupboard under stairs.

Living Room:

Carpet. Radiator. Fireplace with mantle and surround. Fitted cupboards. Double glazed window to front aspect.

Dining Room:

Carpet. Radiator. Fireplace with mantle and surround. Fitted cupboards. Double glazed windows to side and garden aspect.

Kitchen:

Laminate flooring. Radiator. Worktops with a range of wall and base mounted units and tiled splashback. Space for appliances. Internal door to small hall with back door and storage cupboard.

Bathroom:

Laminate flooring. Radiator. Windows to garden aspect. WC. Wash basin. Bath with tiled walls.

Bedroom One:

Carpet. Radiator. Built in cupboard. Loft hatch. Double glazed window to front aspect.

Bedroom Two:

Carpet. Radiator. Loft hatch. Double glazed window to front aspect.

Bedroom Three:

Carpet. Radiator. Built in cupboard. Double glazed window to front aspect.

Outside**Front Garden:**

Mostly laid to lawn with pathway leading to front door and to side gate. Established hedging. Potential for drop kerb and offroad parking (Subject to planning)

Rear Garden:

Enclosed with fencing and hedging. Mostly laid to lawn with patio space and raised patio area. Accessible by a side gate and door from kitchen. Garden shed to rear.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

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.

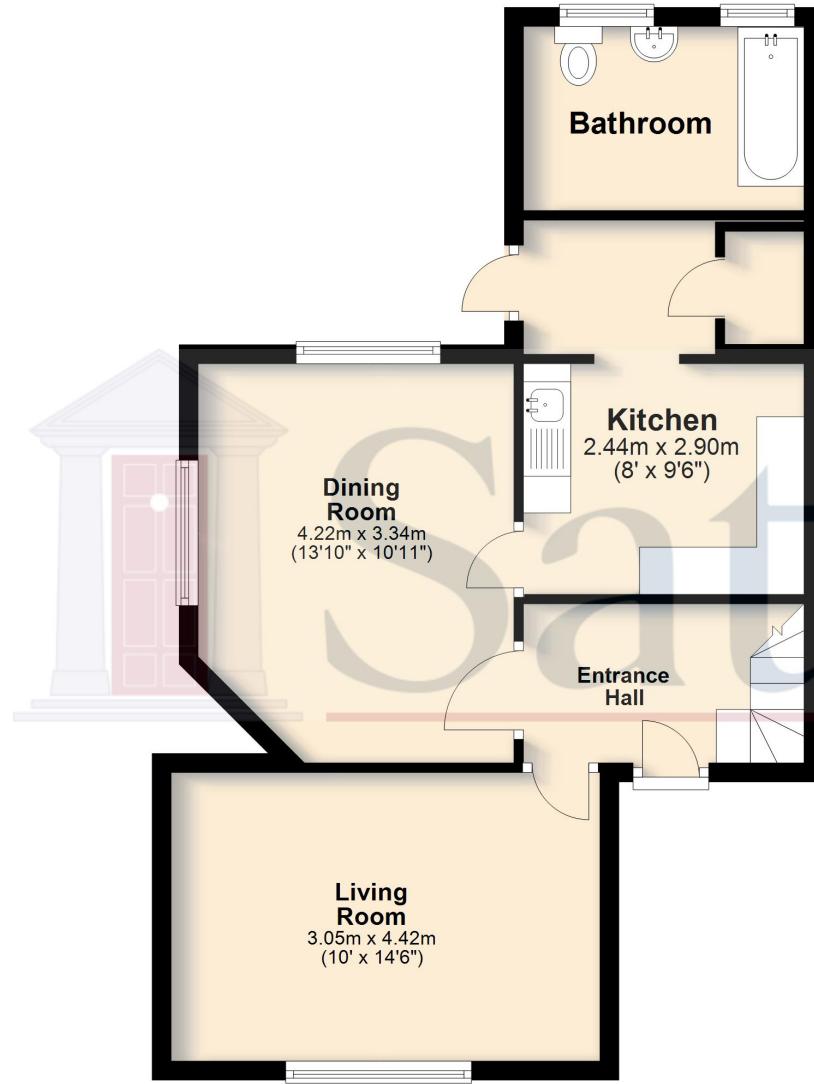




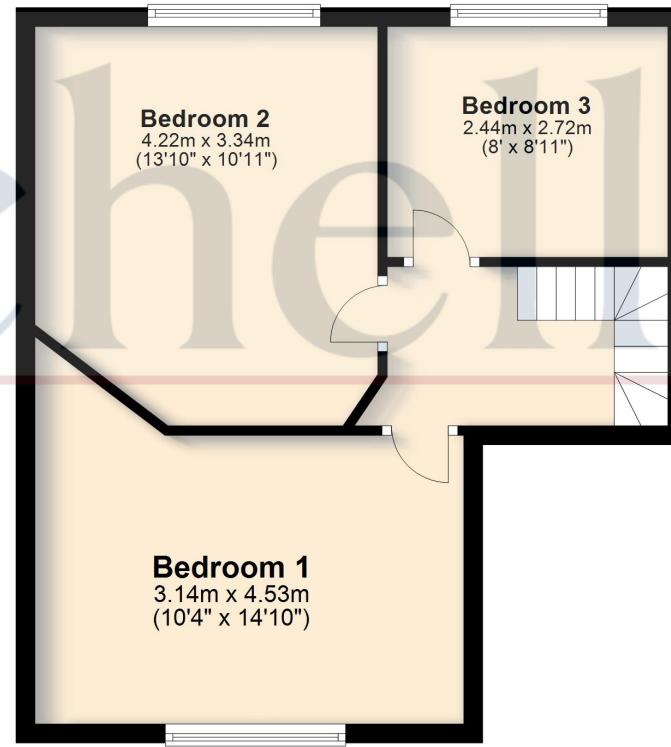
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

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