



50 Campers Avenue, Letchworth Garden City, Hertfordshire. SG6 3SP





3 Bedroom Terraced House

£350,000 Leasehold

A good sized three bedroom property featuring off-road parking and enclosed rear garden. The property is conveniently located within easy reach of Letchworth town centre and mainline station as well as local schools making for the ideal family home or first time buy.



- DRIVEWAY
- Close to town centre and mainline station
- Large master bedroom with dual aspect
- Conservatory
- Enclosed rear garden
- THREE bedrooms
- Modern bathroom suite
- EPC rating D. Council tax band B
- Leasehold

Ground Floor:**Porch:**

Upvc door to front. Internal door to kitchen/breakfast room.

Living Room:

Abt. 16' 0" x 10' 1" (4.88m x 3.07m) Carpet. Radiator. Storage cupboard. Double glazed windows to front and rear aspect. Space for desk or dining table.

Kitchen/Breakfast Room:

Abt. 16' 0" x 9' 2" (4.88m x 2.79m) Laminate flooring. Radiator. Double glazed window to rear aspect. Worktops with a range of wall and base mounted units. Plumbed appliances. Space for fridge/freezer and cooker. Integrated extractor and sink/drainage. Stairs.

Bathroom:

Tiled flooring. Tiled walls. Double glazed privacy windows to side and rear. WC. Sink with vanity unit. Bath with wall mounted shower and sliding glass screen. Heated towel rail.

First Floor:**Bedroom One:**

Abt. 16' 0" x 9' 3" (4.88m x 2.82m) Double glazed windows to front and rear. Carpet. Radiator.

Bedroom Two:

Abt. 7' 9" x 10' 3" (2.36m x 3.12m) Double glazed window to rear. Carpet. Radiator.

Bedroom Three:

Abt. 7' 8" x 7' 3" (2.34m x 2.21m) Double glazed window to front. Laminate flooring. Radiator.

Outside:

Front Garden:

Driveway providing off-road parking.

Rear Garden:

Mostly laid to lawn and enclosed with fencing with raised patio area to rear and garden shed.

Additional Information:

Agents Note:

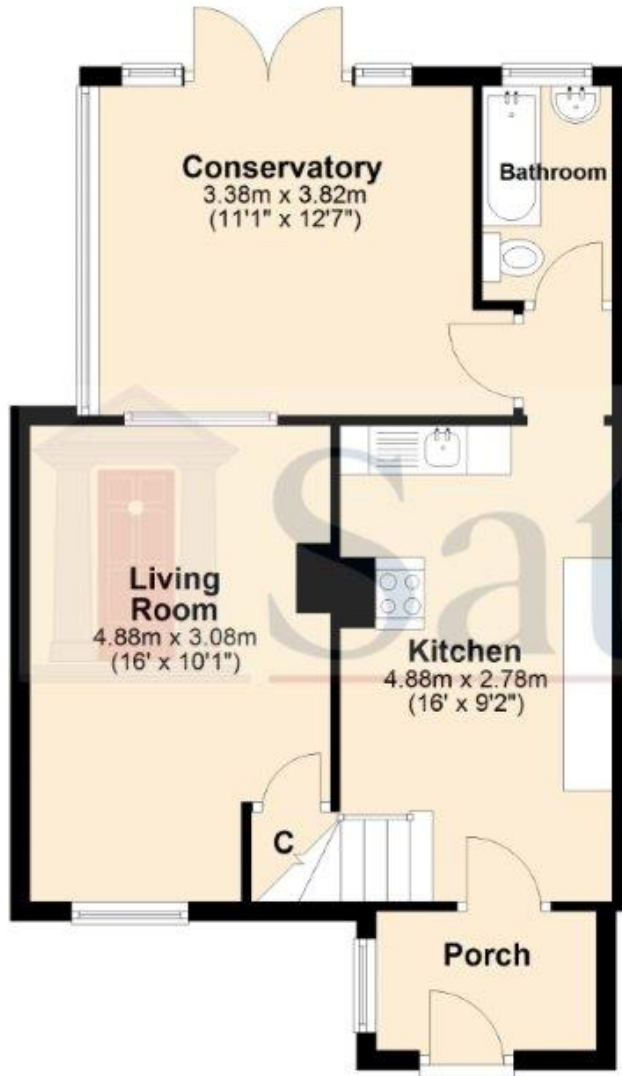
Draft details yet to be approved by the vendor and may be subject to change.





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 illustration 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.