



Caslon Way, Letchworth Garden City, Hertfordshire. SG6 4QL

Satchells





## 3 Bedroom Terraced House Offers Over £325,000 Freehold

Offered to the market chain free, this three-bedroom terraced home is within walking distance of the town centre and mainline station. The property features a spacious lounge, dining room, and kitchen with access to the rear garden, plus three bedrooms and a family bathroom upstairs. Outside benefits include front and rear gardens, ideal for outdoor enjoyment.

- FREEHOLD
- Three bedrooms
- Terraced
- Enclosed rear garden
- Walking distance to town and mainline station
- On-street bay parking
- In need of modernisation
- Good sized accommodation throughout
- CHAIN FREE
- EPC rating D. Council tax band C

**Ground Floor:****Entrance Hall:**

Upvc door to side. Double glazed window to front aspect. Fitted recessed door mat. Cupboard. Carpet and stairs leading up. Radiator.

**Side Entrance Lobby:**

Upvc door to front. Carpet. Storage space. Utility or WC potential.

**Living Room:**

Abt. 17' 8" x 11' 9" max (5.38m x 3.58m max) Carpet. Two radiators. Double glazed window to front aspect. French doors to rear garden. Wall mounted electric fire.

**Kitchen/Diner:**

Kitchen: Abt. 7' 8" max x 13' 4" (2.34m max x 4.06m) Dining Room: 14' 8" x 9' 7" max (4.47m x 2.92m max) Dining space has carpeted floor, radiator and fitted wall and base units to side wall and small corridor leading through to rear. Upvc door to garden as well as an internal door to the side entrance lobby. Kitchen has vinyl flooring and a range of wall and base mounted units with worksurfaces and tiled splashback. Space for freestanding fridge/freezer, plumbed appliances and cooker. Double glazed window to garden aspect.

**First Floor:****Landing:**

Carpet. Double glazed window to rear aspect. Airing cupboard.

**Bedroom One:**

Abt. 12' 11" x 12' 9" (3.94m x 3.89m) maximum measurements. Carpet. Radiator. Double glazed window to front aspect. Cupboard space. Loft access

**Bedroom Two:**

Abt. 8' 9" x 11' 9" (2.67m x 3.58m) Carpet. Radiator. Double glazed window to front aspect. Built-in wardrobes.

**Bedroom Three:**

Abt. 8' 6" x 7' 9" (2.59m x 2.36m) Carpet. Radiator. Double glazed window to rear aspect.

**Bathroom:**

Lino flooring. Double glazed privacy window to rear. Radiator. Wash basin with vanity unit and tiled splashback. Bath with mixer taps, wall mounted shower and tiled walls.

**WC:**

Lino flooring. Double glazed privacy window to rear.



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

Pathway leading to side door with gravel area and stepping stones leading to covered front door. Surrounded with privacy hedging.

**Rear Garden:**

Mostly laid to lawn and enclosed with fencing. Patio space to rear with path leading to shed/summer house. Planted borders with established hedging/planting.

**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 may be subject to change.



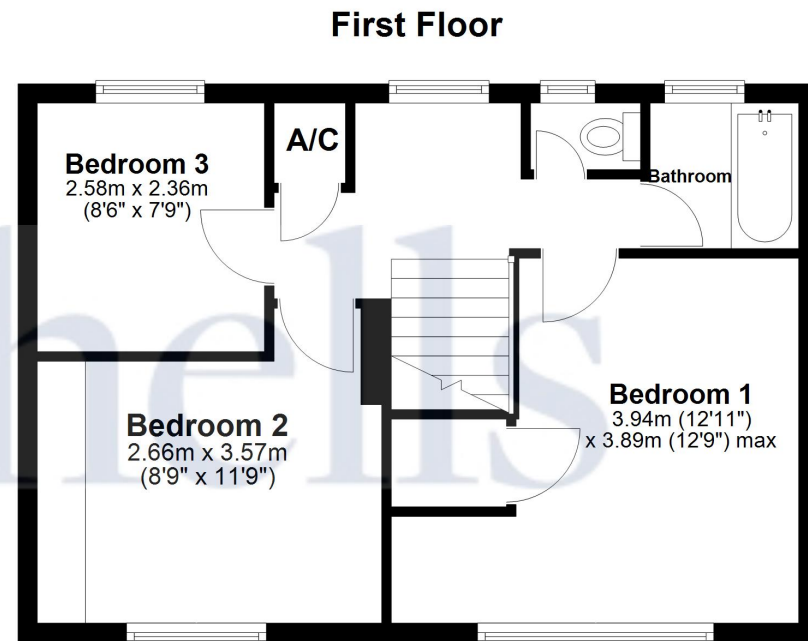
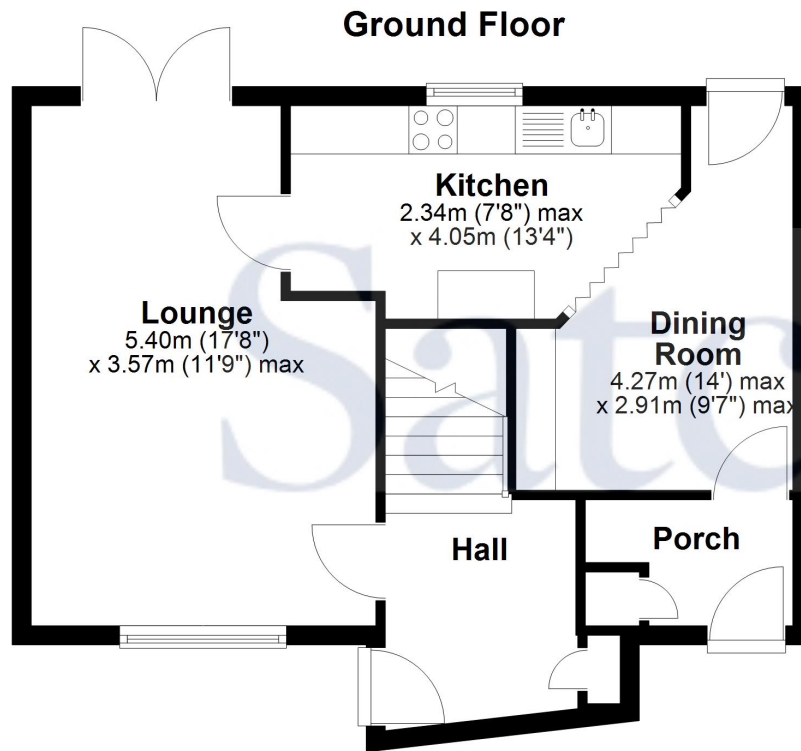




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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.