



Pixmore Way, Letchworth Garden City, Hertfordshire. SG6 1QT

Satchells



3 Bedroom Terraced House £365,000 Freehold

Located within very close proximity to Letchworth town centre and mainline station, this extended three bedroom early garden city workers cottage offers spacious accommodation in a sought after area. Offering three good sized bedrooms, two reception rooms and two bathrooms, this property further benefits from an enclosed rear garden.



- Freehold
- Three bedrooms
- Extended
- Mid-terrace
- Enclosed rear garden with side access
- En-suite to principal bedroom
- Close proximity to town and mainline station
- Early garden city cottage
- Awaiting EPC. Council tax band C

Ground Floor**Porch:**

Tiled floor. Wooden front door. Window to side aspect. Internal door to entrance hall. Boiler.

Entrance Hall:

Carpet. Radiator. Stairs to first floor. Storage cupboard. Door leading to bathroom.

Living Room:

Abt. 16' 8" x 11' 5" (5.08m x 3.48m) Carpet. Radiator. Window to front aspect. Internal door to dining room. Feature fireplace. Built in shelving to alcoves.

Dining Room:

Abt. 10' 4" x 14' 0" (3.15m x 4.27m) Laminate flooring. Radiator. French doors to garden patio. Door to side. Wall lighting.

Kitchen:

Abt. 7' 4" x 11' 8" (2.24m x 3.56m) Quarry tiled floor. Double glazed window to rear. Worktops with a range of wall and base mounted units with integrated sink/drainers, oven, gas hob and extractor. Space for plumbed appliances.

Bathroom:

Tiled flooring. Part tiled walls. Windows to front and side aspect. Vintage hand wash basin. Heated towel rail. WC. Freestanding bath with mixer taps and hand held shower.

Landing**Bedroom One:**

Abt. 10' 5" x 11' 5" (3.17m x 3.48m) Carpet. Radiator. Window to rear

aspect. Ensuite.

Ensuite:

Tiled flooring. Window to rear aspect. Wash basin with vanity unit. WC. Tiled walls. Walk in shower with glass screen.

Bedroom Two:

Abt. 10' 7" x 8' 9" (3.23m x 2.67m) Carpet. Radiator. Window to rear aspect. Built in wardrobe.

Bedroom Three:

Abt. 6' 0" x 11' 5" (1.83m x 3.48m) Carpet. Radiator. Window to front aspect.

Outside**Front Garden:**

Steps leading up to front garden. Path leading to front door and side access. Mostly laid to slate and enclosed with hedging.

Rear Garden:

Charming and characterful, enjoying a sunny aspect. The space is arranged across two distinct areas: a paved patio seating area and a lawned garden beyond, bordered by established shrubs, trees, and fencing which provides a good degree of privacy. A timber garden shed sits to the rear. The patio is well-stocked with an array of colourful planters and decorative pots. Mature trees and spring-flowering shrubs frame the garden.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and may be 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2145

For further material information please contact the office marketing this property.

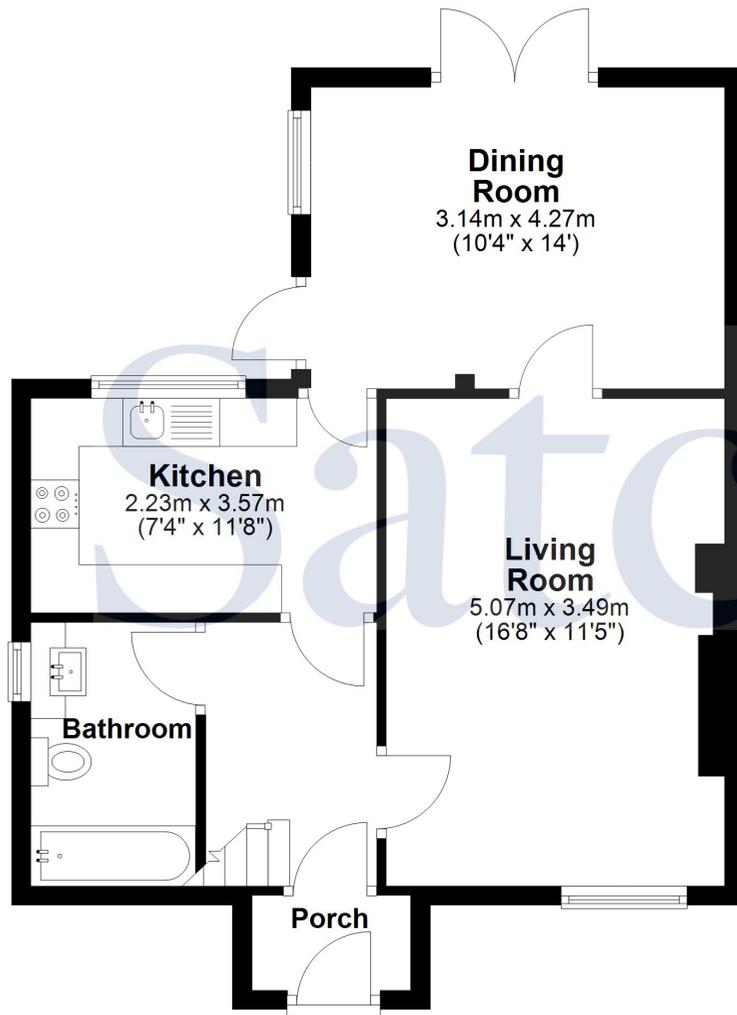




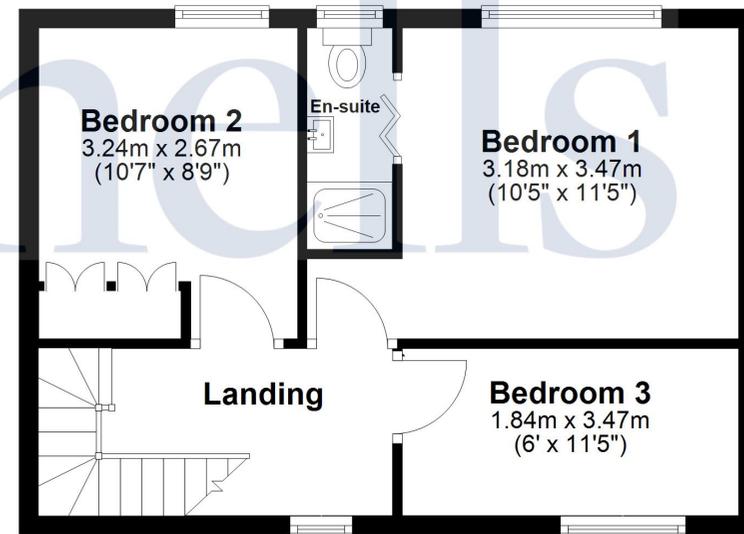
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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 illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.