



Ashdown, Letchworth Garden City, Hertfordshire. SG6 4SH





2 Bedroom End of Terrace House £350,000 Freehold

This beautifully presented two bedroom end of terrace property offers bright and spacious accommodation throughout and has been lovingly modernised by the current owners. With bright and spacious rooms, the property occupies a corner plot offering good extension potential making for the perfect first time buy!



- FREEHOLD
- Two DOUBLE bedrooms
- Modernised throughout
- Generous master
- END TERRACE
- Corner plot
- Separate utility room
- Recently refitted windows throughout
- Good sized kitchen
- EPC rating C. Council tax band C

Ground Floor:

Entrance Hall:

White marble effect luxury tiled flooring. Newly fitted UPVC door to front with privacy window to the side. Fitted storage housing utility meters.

Living Room:

Abt. 13' 0" x 12' 8" (3.96m x 3.86m) Carpet. Window to front aspect. Radiator. Fitted electric blinds.

Kitchen:

Abt. 12' 8" x 9' 3" (3.86m x 2.82m) Window to rear aspect. Internal door to utility. White marble effect luxury tiled flooring. Worktops with a range of wall and base mounted units with space for appliances such as; cooker, washing machine and fridge freezer. Tiled splash back. Radiator. Space for dining table.

Utility:

Space for storage under-stairs. Vinyl flooring. UPVC door to rear garden. Combi boiler (2 years old).

First Floor:

Landing:

Carpet. Storage/airing cupboard. Window to side aspect with fitted electric blinds.

Bedroom One:

Abt. 16' 4" x 10' 2" (4.98m x 3.10m) Generous floorspace. Carpet. Radiator. Large built-in storage cupboard/wardrobe. Window to front aspect.

Bedroom Two:

Abt. 10' 8" maximum x 11' 3" (3.25m maximum x 3.43m) Generous floorspace. Carpet. Radiator. Window to rear aspect.

Bathroom:

Karndean flooring. Panelled walls around bath/shower. Privacy window to rear aspect. Bath with glass screen and wall mounted MIRA electric shower and black mixer taps. Sink with vanity unit and black mixer tap. Heated towel rail. Infinity mirror.

WC:

Karndean flooring. Panelled walls. Privacy window to rear aspect. WC. Radiator.

Outside:**Front Garden:**

Mostly laid to lawn with established shrubs and pathway leading to covered front door and gate to rear garden.

Rear Garden:

Corner plot. Patio area directly to the rear of the property with small raised area to rear. Lawn to side with garden shed. Side access.

Additional Information:**Noteworthy Features:**

Windows replaced throughout and are 1 year old. Combi boiler 2 years old. NEST heating system.

Agents Note:

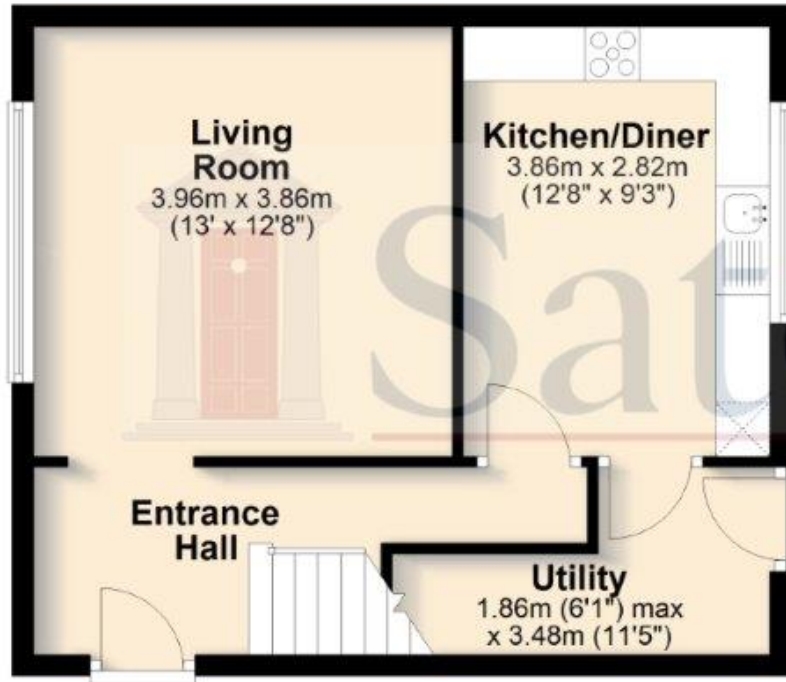
Draft details yet to be approved by the vendor and may be subject to change.



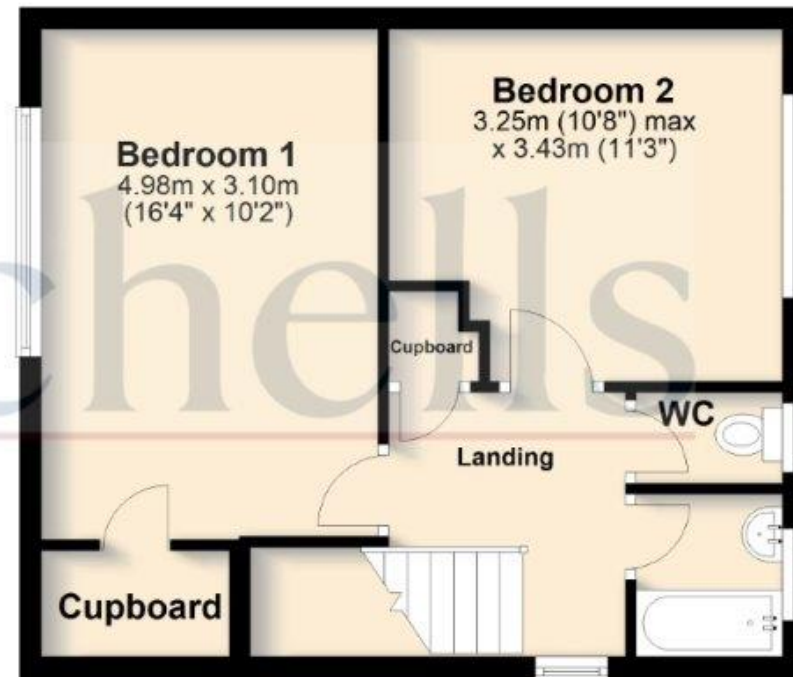


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Ground Floor



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.