



3, Shott Lane

Letchworth Garden City,
Hertfordshire, SG6 1SD

£325,000

country
properties

An Early Garden City character cottage in need of modernisation and updating throughout. The property has scope to improve and extend subject to the relevant planning consents.

On the ground floor is a cloakroom, utility room, kitchen and a spacious lounge overlooking the rear garden, on the first floor is Bedroom One and a four piece bathroom and the second bedroom is located on the second floor. Outside there is a large mature rear garden.

The property is located within easy walking distance of the town centre, local schools and the main line train station with links to London and Cambridge.

Ground Floor

Entrance Hall.

Doors to the front and rear.

Cloakroom

Comprising a low level wc.

Utility Room

Window to the rear aspect.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Window to the front aspect. Fitted range of units. Single drainer sink unit. Stairs to the first floor.

Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

Window and door overlooking the rear garden.
Radiator.

First Floor

Landing

Stairs to the second floor.

Bedroom One

12' 9" x 12' 6" (3.89m x 3.81m)

Window to the rear aspect. Original cast iron fireplace.

Bathroom

12' 5" x 5' 1" (3.78m x 1.55m)

Four piece suite comprising a low level wc, wash basin, shower cubicle and panelled bath. Window to the front aspect.



Second Floor

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)
Window to the side aspect.

Outside

Front Garden

Mature front garden with pathway leading to the front door.

Rear Garden

A mature rear garden with shrubs and various trees.

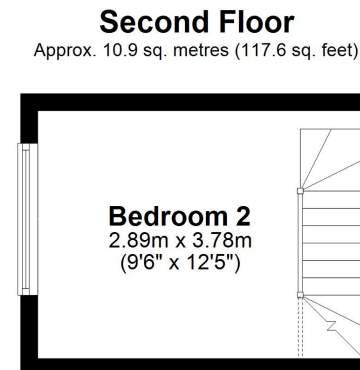
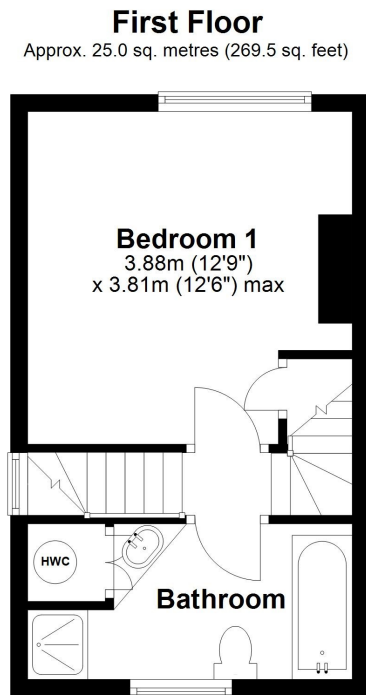
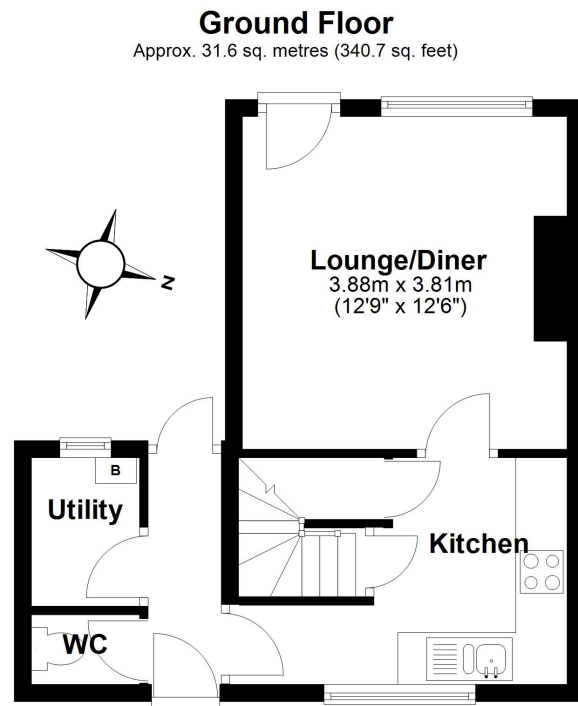
Agents Note

To be sold as Freehold.

1. All offers must be submitted in writing using the attached form and sent to – Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Email daviesking@talk21.com Please make all offers for the attention of Stuart King BSc MRICS clearly marked '3 Shott Lane SG6 1SD, Letchworth, Herts SG6 1QT– OFFER'. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.





Total area: approx. 67.6 sq. metres (727.8 sq. feet)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing by appointment only

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