



Kristiansand Way, Letchworth Garden City, Hertfordshire. SG6





2 Bedroom End of Terrace House £325,000 Leasehold

Offered CHAIN FREE, this immaculate TWO-bedroom end-of-terrace property is the perfect first-time buy! Complete with off-road parking, landscaped front and rear gardens and located within a popular and quiet residential area and easy reach of Letchworth town centre, local shops, schools and A1m.

- Two double bedrooms with built in wardrobes
- Chain free
- Off road parking
- Landscaped front and rear garden
- Re-decorated
- Modernised bathroom
- Well presented
- End of terrace
- Leasehold 125 years from 1988
- EPC rating C. Council tax band C

Ground Floor:**Porch:**

Laminate floor. UPVC front door. Interior door to living room.

Living Room:

Large under window radiator. Laminate flooring. Window to front aspect.

Kitchen/Diner:

Radiator. Tiled floor. Window to rear aspect. Breakfast bar. Integrated oven, cooker top and extractor fan. Worktops with under and over cupboards. Tiled splashback. Space for plumbed appliances. Sink and drainer. Rear door to garden. Boiler.

First Floor:**Bedroom One:**

Bay window to front aspect. Carpet. Radiator. Built-in wardrobes. Built-in cupboard.

Bedroom Two:

Window to rear aspect. NEW carpet. Radiator. Built-in wardrobes.

Bathroom:

Privacy window to rear aspect. Lino flooring. Low level WC. Sink with vanity unit. Extractor fan. Shaving socket. Bath with wall-mounted shower and shower screen. Tiled walls.

External:**Rear Garden**

Block patio area. Astro turf. Not overlooked. Very well maintained. Established shrubs. Shed. Gated side access.

Front Garden:

Astroturf. Paved walkway to front door.

Established shrubs.

Parking:

1 offroad parking space directly to the side of the property.

Agent Note:

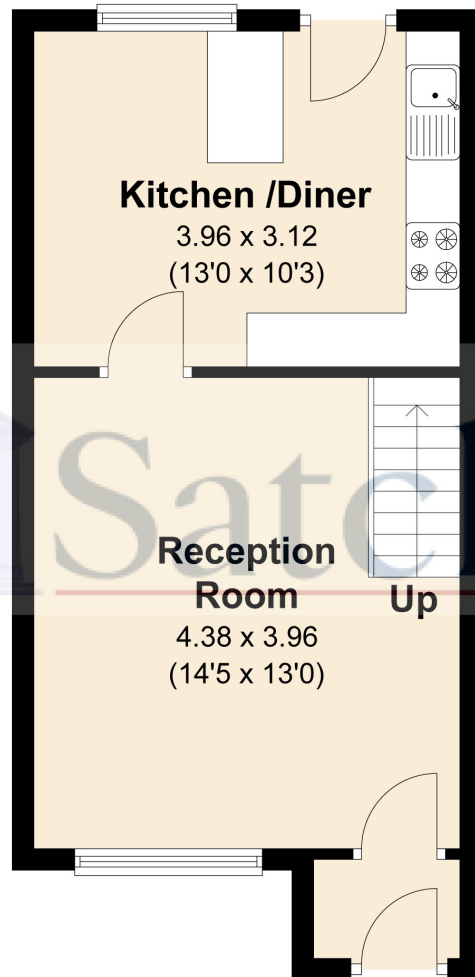
This draft particular is yet to be signed by the vendor and may be subject to change.



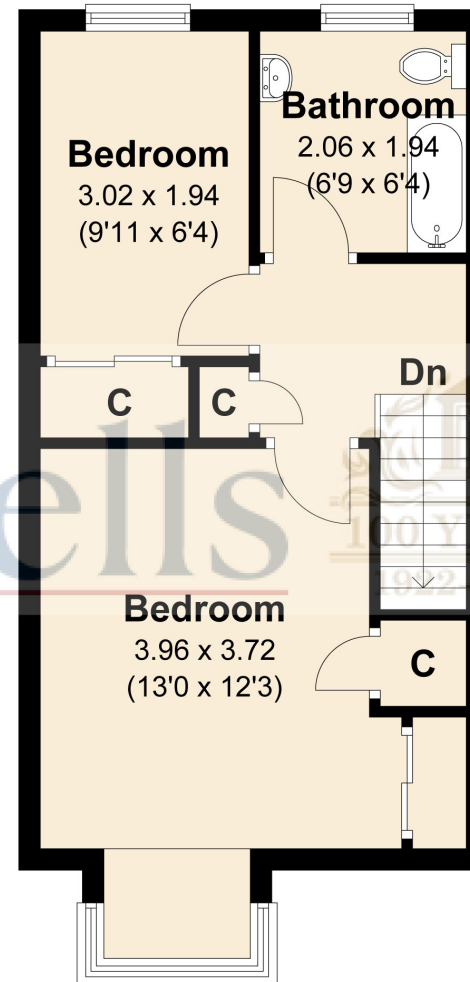


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 63.0 sq. metres (678.12 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances and other features are approximate.