



# 110, Gaunts Way

Letchworth Garden City,  
Hertfordshire, SG6 4PN  
**£365,000**

country  
properties

Offered with vacant possession is this extended three bedroom mid terrace house located on the popular Grange Estate. The property is in need of some updating throughout and will make a fantastic family home. On the ground floor the property has a spacious dual aspect lounge/dining room and a large extended kitchen. Also on the ground floor is a cloakroom. Upstairs are three bedrooms and a bathroom. Outside at the front is parking for a number of vehicles which leads to the garage. The rear garden backs directly onto open playing fields, there is also a brick shed.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator. Personal door to the garage.

### Lounge/Dining Room

18' 0" x 11' 11" (5.49m x 3.63m) plus 11' 9" x 8' 9" (3.58m x 2.67m)

A spacious dual aspect lounge/dining room with a double glazed window to the front and sliding patio doors to the rear. Two radiators. Exposed brick fireplace.

### Kitchen/Breakfast Room

23' 4" x 14' 1" (7.11m x 4.29m)

An extended room with a range of matching fitted cupboards. Space for a cooker and plumbing for a washing machine and a dishwasher. Single drainer sink unit. Tiled floor. Double glazed window and door leading to the rear garden.

### Cloakroom

Comprising a low level wc.

## First Floor

### Landing

Double glazed window to the rear aspect. Radiator. Airing cupboard.

### Bedroom One

12' 11" x 12' 2" (3.94m x 3.71m)

Double glazed window to the front aspect. Radiator. Access to loft space. Large overstairs cupboard. Fitted bedroom furniture.

### Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m)

Double glazed window to the front aspect. Radiator.

### Bedroom Three

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window to the rear aspect. Radiator.

### Bathroom

Four piece suite comprising a low lev wc, wash basin, panel bath and separate shower cubicle. Two double glazed windows to the rear aspect.



## Outside

### Front Garden

Off road parking for a number of vehicles leading to the garage.

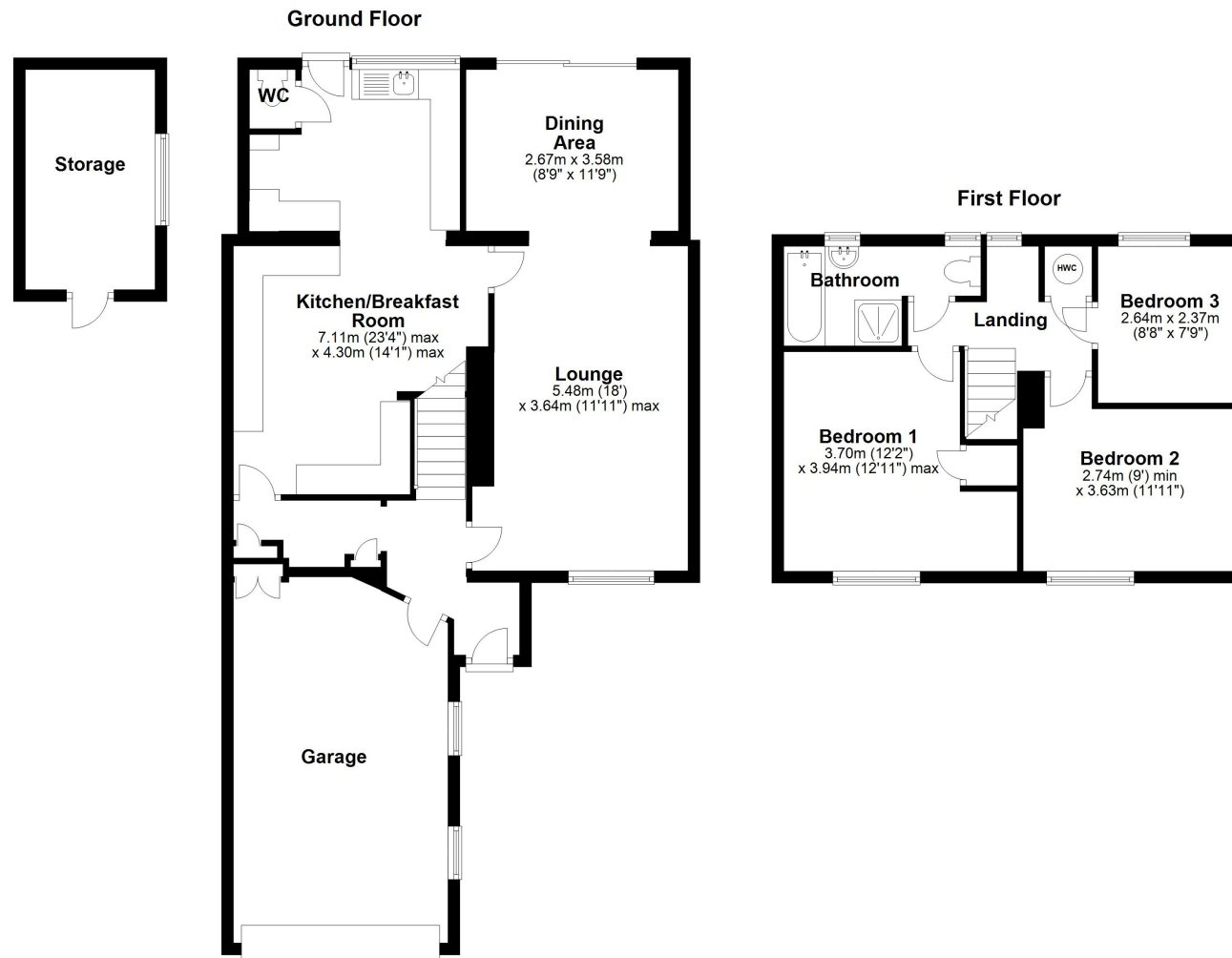
### Rear Garden

Laid mainly to lawn with a large patio area to the rear of the house. Various trees and shrubs. Large brick built outbuilding/shed.

### Garage

A large single garage with up and over door. Power and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

Viewing by appointment only

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