



2, Nortonbury Cottages

Letchworth Garden City,
Hertfordshire, SG6 1AN

£1,600 pcm

country
properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.

Rarely available 3 bedroom semi detached family home backing onto woodland. Situated in the rural setting of Nortonbury, to the North East of Letchworth Garden City. Good size kitchen with electric cooker, 19ft lounge overlooking the rear garden. Small conservatory and utility/boot room. Ground floor shower room and 3 good size first floor bedrooms. Double glazed and with oil fired central heating. Lovely plot and rear garden with gated parking area for several vehicles. Unfurnished and available October. To arrange your viewing please contact us TODAY!

Ground Floor

Entrance

Ramp and steps up to wooden part glazed front door. Lobby area with large storage cupboard. Window to front. Further part glazed internal door to:

Hallway

Stairs to first floor. Storage cupboard. Doors to:

Lounge

19' 4" x 9' 11" max (5.89m x 3.02m)

Two windows overlooking the rear garden. Radiator. Under stair cupboard.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

Large window to front. Fitted units to base and eye level with contrasting work surfaces. Stainless steel sink unit with mixer tap and drainer. Electric cooker, with space for under counter fridge or freezer and plumbing for washing machine. Tiling to splash back areas and flooring. Radiator.

Shower Room

Frosted windows to front and side. White suite comprising of a wc and pedestal basin. Enclosed rectangular shower cubicle with sliding door and electric Mira Sport electric shower. Tiling to splash back areas. Radiator

Utility/Boot Room

8' 2" x 5' 2" (2.49m x 1.57m)

Stainless steel sink unit and drainer with storage cupboard below. Plumbing for washing machine. Window to side. Door to:

Conservatory

8' 11" x 5' 7" (2.72m x 1.70m)

Small "lean-to" style double glazed conservatory with door to garden. Radiator.

First Floor

Landing

Window to rear. Small over stairs cupboard. Smoke alarm. Doors to:



Bedroom One

13' 1" max x 9' 11" (3.99m x 3.02m)

Window to rear. Radiator.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m) plus door well

Window to front. Radiator.

Bedroom Three

9' 11" x 7' 0" (3.02m x 2.13m)

Window to front. Radiator.

Outside

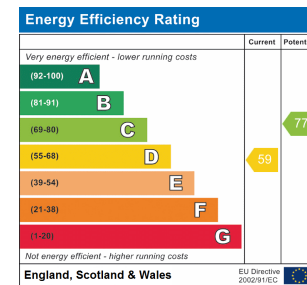
Front Garden

Vehicle gated access to side with ample parking spaces. Oil tank. Further pedestrian access via wooden gate to front. Remainder laid to lawn. Gated access to:

Rear Garden

Mainly laid to lawn with small patio area and pathway to rear of garden. Small timber shed.





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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