



169, Pixmore Way

Letchworth Garden City,
Hertfordshire, SG6 1QT

Offers Over **£325,000**

country
properties

Three bedroom end terrace family home located centrally within easy walking distance of the town centre and main line train station. The property is in need of updating and modernisation throughout.

On the ground floor there are two reception rooms and a kitchen. Upstairs there are three bedrooms and a bathroom. The property also has gas central heating. The rear garden is approx. 103ft in length and South facing.

Ground Floor

Entrance Hall

Stairs to the first floor. Large store cupboard.

Lounge

13' 7" x 11' 10" (4.14m x 3.61m)

Window to the front aspect. Radiator.

Dining Room

11' 10" x 10' 2" (3.61m x 3.10m)

Window overlooking the rear garden. Radiator.

Kitchen

Fitted in a range of matching base and eye level units. Single drainer sink unit. Wall mounted gas boiler. Window to the rear aspect. Door leading to the rear garden.

First Floor

Landing

Access to the loft space. Window to the side aspect.

Bedroom One

13' 9" x 11' 10" (4.19m x 3.61m)



Window to the front aspect. Radiator. Cupboard.

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m)

Cast iron fireplace. Window to the rear aspect.

Radiator. Airing cupboard housing water tank.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

Window to the side aspect. Radiator.

Bathroom

Comprising a low level wc, wash basin and panelled bath. Ceramic tiling. Window to the side aspect. Radiator.

Outside

Front Garden

With tall retaining hedge. Pathway to the front door. Gated access to the rear garden.

Rear Garden

A large South facing rear garden approx. 103ft in length and laid mainly to lawn with mature hedges and trees.

Tenure

Leasehold - 893 years remaining.
Council Tax Band C.

Agents Note

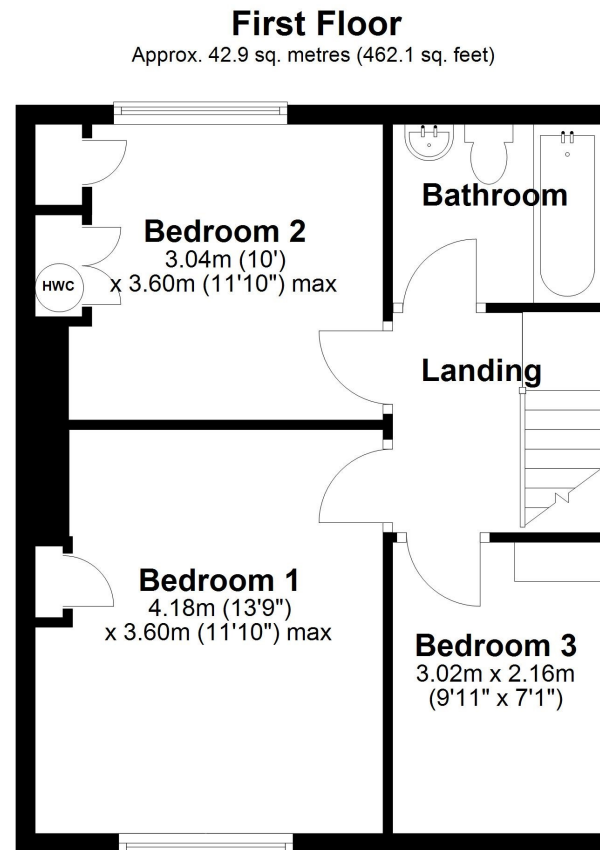
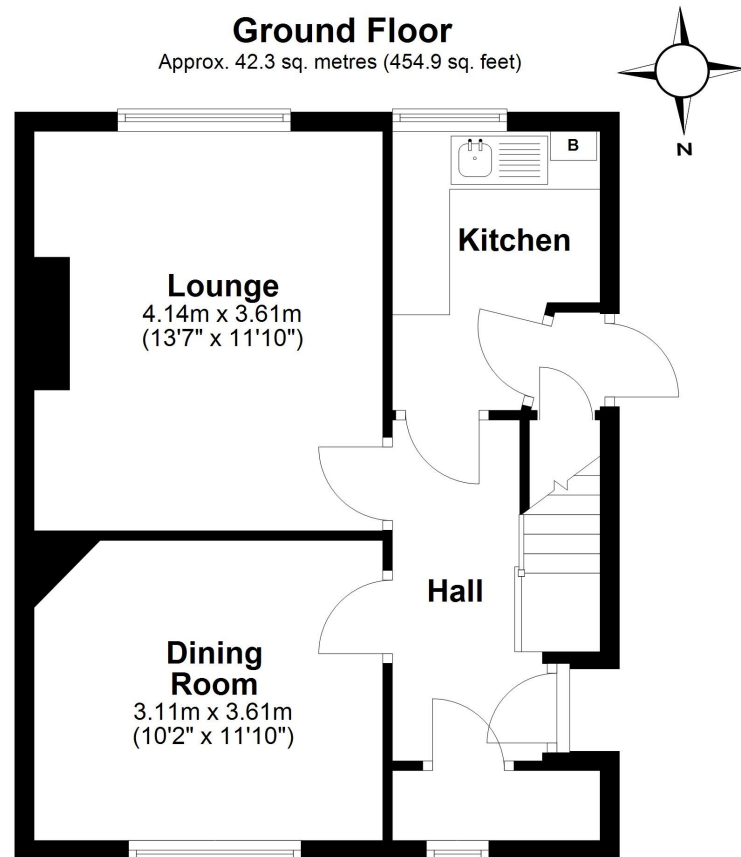
1. All offers must be submitted in writing using the tender form and sent to - Davies King Chartered

Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '169 Pixmore Way, 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.

2. The successful purchaser will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

3. The property was part of a stock transfer from North Herts District Council in 2003 and is subject to overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. Full details will be provided with the title pack





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 85.2 sq. metres (917.0 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

Viewing by appointment only

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www.country-properties.co.uk

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