



# Leysbrook

Devonshire Business Centre  
Works Road  
Letchworth Garden City  
SG6 1GJ

Tel: 01462 419329  
[info@leysbrook.co.uk](mailto:info@leysbrook.co.uk) | [www.leysbrook.co.uk](http://www.leysbrook.co.uk)



## Horace Gay Gardens, Letchworth Garden City, Hertfordshire, SG6

**£1,350 pcm**

- Available end of December
- Attractive MODERN style mid terrace house
- Modern fitted kitchen with cooker, washing machine and fridge freezer
- Two DOUBLE bedrooms - main with built in cupboard and wardrobe
- GREAT SIZE living / dining room with French doors leading to rear garden
- Re-fitted MODERN bathroom suite
- Low maintenance enclosed rear garden with gate to rear
- One Allocated Parking Space
- 1/2 mile - LESS THAN 10 minute WALK to Letchworth mainline STATION and town centre





**TWO** Bedroom Mid Terrace | FANTASTIC MODERN living space | Perfect size HOME in QUIET location | Short WALK to mainline STATION | Two DOUBLE bedrooms | MODERN fitted kitchen | Enclosed landscaped rear garden | Allocated OFF ROAD PARKING space |

This attractive, MODERN style TWO DOUBLE bedroom property is set in a terrace of similar properties in a quiet residential close within walking distance of Letchworth STATION and the town centre.

Modernised and improved inside and out to offer an attractive SPACIOUS living space - 23ft living room with French doors to the rear garden and door to a MODERN re-fitted kitchen. Upstairs two DOUBLE bedrooms are served by an attractive re-fitted bathroom suite with contemporary fittings.

View now to secure before someone else does!

#### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

Deposit - £1,557.00

A tenant with a pet will be considered at the discretion of the landlord

#### | GROUND FLOOR

Living Room: Approx 23' 5" x 12' 5" (7.14m x 3.78m)

Kitchen: Approx 9' 3" x 5' 7" (2.82m x 1.70m)

#### | FIRST FLOOR

Bedroom One: Approx 11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Two: Approx 11' 9" x 6' 5" (3.58m x 1.96m)



Shower room: Approx 6' 5" x 5' 5" (1.96m x 1.65m)

#### | OUTSIDE

Off road parking for one car

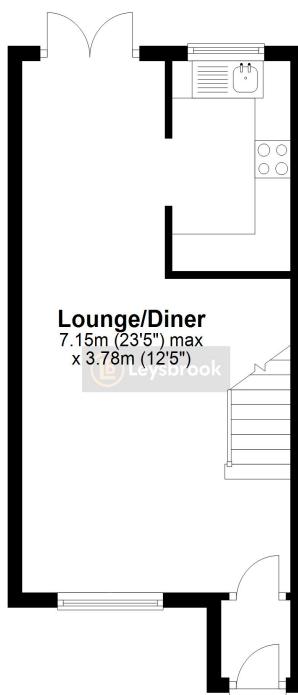
Low maintenance rear garden with gated access to rear

AVAILABLE NOW on an unfurnished basis | Do you need to be close to a STATION? | Want modern convenience and OFF ROAD PARKING? | TWO large bedrooms | FANTASTIC MODERN living space | Perfect size HOME in QUIET location | MODERN fitted kitchen | Low maintenance garden | Take a look inside.....



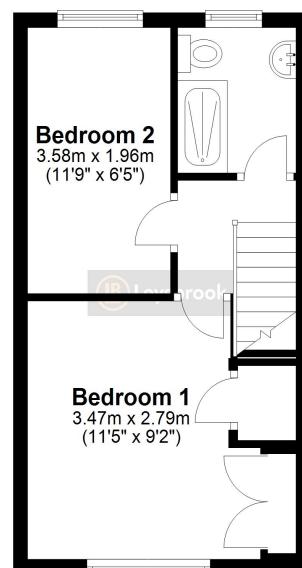
### Ground Floor

Approx. 28.1 sq. metres (303.0 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 54.8 sq. metres (589.8 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.

