



8, Paddock Close

Letchworth Garden City,
Hertfordshire, SG6 1TB

£1,800 pcm

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Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Lovely two bedroom end terrace early Garden City, Grade II Listed cottage dating back to 1904. Situated in a popular cul-de-sac close to the town centre and main line railway station. Recently redecorated throughout with new high quality laminate flooring on the ground floor. Good size lounge with attractive brick fireplace. Newly reconfigured open plan kitchen and dining areas with attractive gray fronted units, appliances and Velux windows to rear. Gas centrally heated and double glazed where stated. Cottage style wooden latch doors throughout. Two good size bedrooms and well appointed first floor bathroom. Large garden to side and rear of the property with gardener included in rent. 1 x off road parking space. Pets and smokers not considered. Unfurnished and available August.

Ground Floor

Lounge

3.44m x 5.23m (11' 3" x 17' 2")

Wooden entrance door to front. Two wooden double glazed windows to front aspect. Stairs to first floor with storage under including fuse box. Further storage cupboard with hanging space. Attractive open fireplace (not in use) with brick surround and tiled hearth. Radiator. Dado rail. Newly laid laminate flooring. Door to:

Dining Area

2.69m max x 4.39m (8' 10" x 14' 5")

Double glazed wooden window to side. Storage cupboard housing wall mounted gas central heating boiler. Radiator. Matching flooring with living room. Open access via step down to:

Kitchen Area

2.23m x 4.29m (7' 4" x 14' 1")

A real feature of this cottage is the recently updated kitchen. A part glazed wooden door to side opens into garden. 2 x windows to rear overlooking the garden, with 2 further Velux style windows in roof line. Exceptional newly fitted units to base and eye level with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Appliances include integrated electric oven and hob, integrated dishwasher, under counter washing machine and free standing fridge freezer. Flooring to match dining room & living room. Extractor fan, radiator.

First Floor

Landing

Doors to all rooms. Access to loft space.



Bedroom 1

2.49m x 4.39m (8' 2" x 14' 5")

Double glazed wooden window to side aspect. Radiator. Storage cupboard over stairs. Attractive cast iron fireplace with wooden surround.

Bedroom 2

3.70m x 2.11m min (12' 2" x 6' 11")

Double glazed wooden window to side aspect. Radiator.

Bathroom

2.95m x 2.16m (9' 8" x 7' 1")

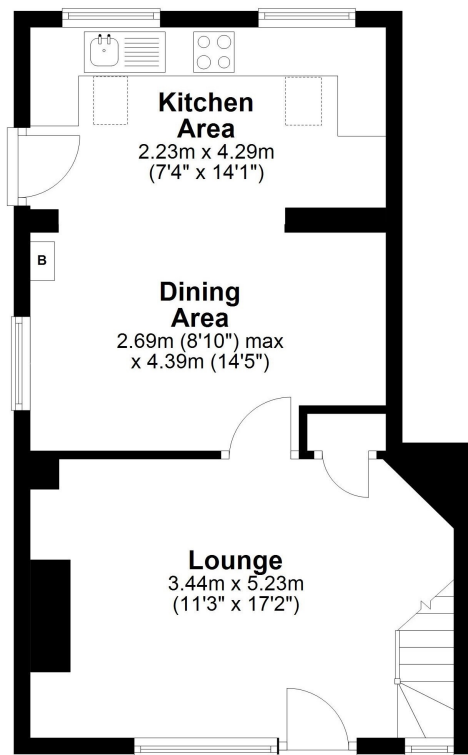
Double glazed wooden window to rear aspect. Three piece suite comprising panel bath with mixer tap and shower attachment with further electric shower over bath. Low level wc and pedestal wash hand basin. Storage cupboard housing hot water tank. Tiled floor. Radiator.

Outside

Rear Garden

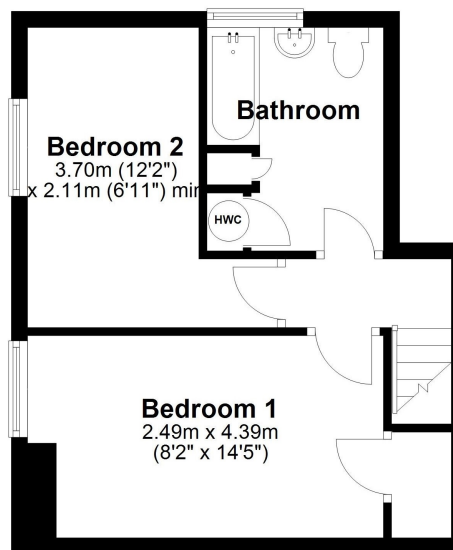
Lovely large garden mainly laid to lawn and enclosed by fencing. Mature apple tree. Off road parking space to side.





Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)

Total area: approx. 71.6 sq. metres (770.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
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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