



Bedford Road, Letchworth Garden City, Hertfordshire. SG6 4DZ



Satchells





## 3 Bedroom End of Terrace House

### £325,000 Freehold

Offered to the market CHAIN FREE! This three bedroom end of terrace property is in need of modernisation and would make the ideal investment or first time buy. Complete with garage and off street parking for TWO cars and located within close proximity to Letchworth town centre and MAINLINE station.

- Garage and off street parking for 2 cars
- In need of modernisation
- Three bed end of terrace
- Close town centre and mainline station
- Private enclosed rear garden
- Ideal investment or first time buy
- Porch and downstairs cloakroom
- EPC rating D. Council tax band C

## **Ground Floor**

### **Porch:**

Upvc door to garden. Internal door leading to internal hallway.

### **Internal Hallway:**

Opened through in to living space. Utility meter cupboards. WC. Stairs to first floor accommodation. Door to kitchen/diner.

### **Cloakroom/WC:**

Window to porch. Low level WC. Wash basin.

### **Living Room:**

Abt. 14' 7" x 10' 3" (4.45m x 3.12m) Sliding doors to rear garden. Carpet. Door and large window through to kitchen/diner. Radiator.

### **Kitchen/Diner:**

Abt. 16' 4" max x 10' 7" (4.98m x 3.23m) Door and privacy window to front aspect. Breakfast bar. Window from kitchen area to front aspect. Worktops with base and wall mounted cupboards. Sink drainer. Freestanding appliances. Door to internal hallway. Boiler. Radiator.

## **First Floor**

### **Bedroom One:**

Abt. 12' 7" x 9' 11" (3.84m x 3.02m) Window to rear aspect. Built in double wardrobe. Carpet. Radiator.

### **Bedroom Two:**

Abt. 10' 9" x 8' 6" (3.28m x 2.59m) Window to front aspect. Built in wardrobe. Carpet. Radiator.

### **Bedroom Three:**

Abt. 9' 7" x 7' 1" (2.92m x 2.16m) Window to rear aspect. Built in double wardrobe. Carpet. Radiator.

### **External**

#### **Garage:**

Wide garage with up and over door, parking in front of and door from garden.

#### **Parking:**

TWO spaced to front of garage. On road parking (non permitted) also available.

#### **Garden:**

Mostly laid to lawn. Entrance to garage. Side and rear gate. Patio area. South facing.

## **Additional Information**

### **About The Area:**

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

### **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.





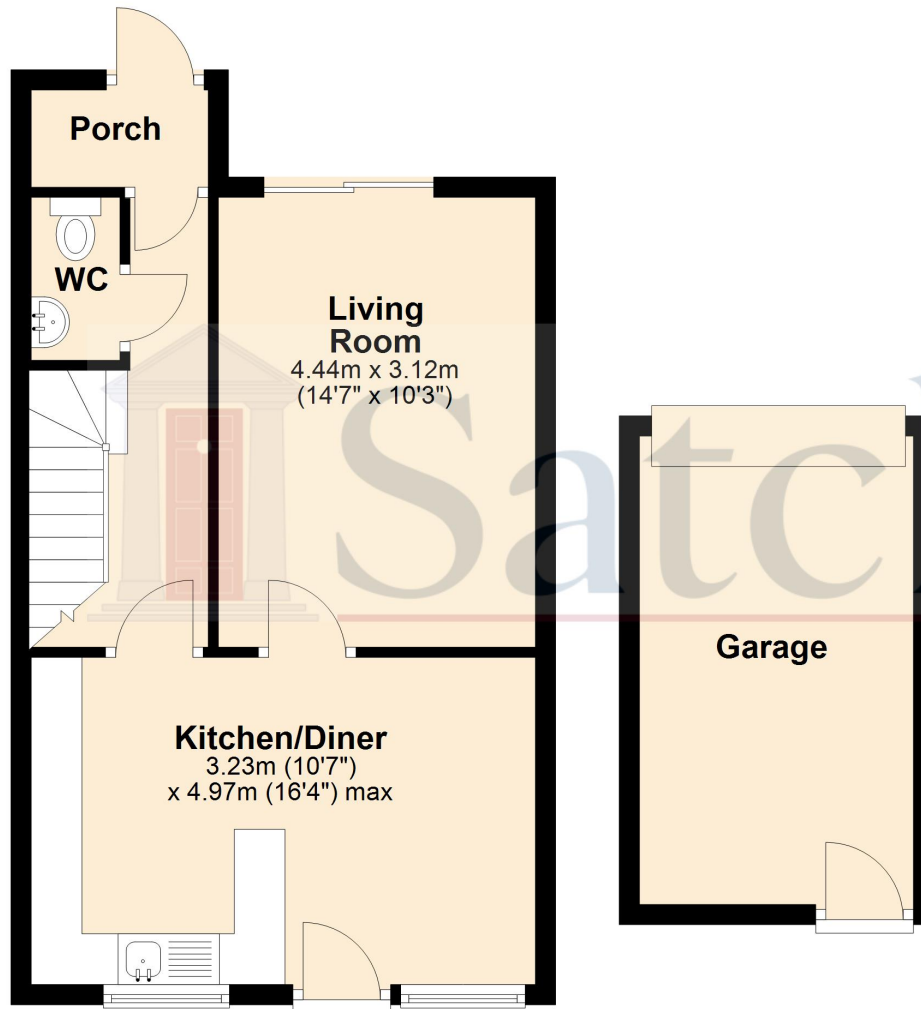


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

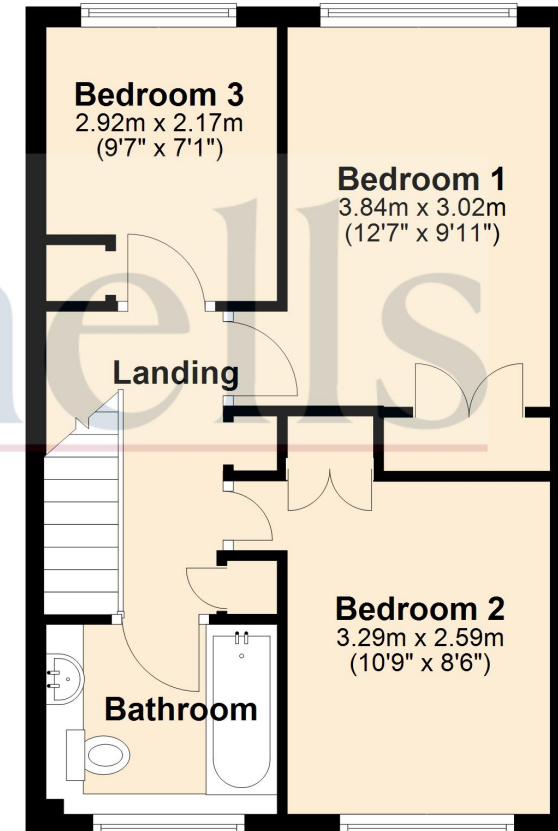




## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.