Eastern Way, Letchworth Garden City, Hertfordshire. SG6 4PF

Satchells

2 Bedroom Semi-Detached House
£385,000 Freehold

Located on the popular Eastern Way in Letchworth Garden City, this well-presented two-bedroom semi-detached property offers bright and comfortable living in a desirable residential area. The home is in good condition throughout, featuring a spacious living area, well-proportioned kitchen and two good-sized bedrooms. Ideally situated close to local amenities, transport links, it would make an excellent purchase for first-time buyers, downsizers or investors with excellent potential to extend (STPP).

- Two DOUBLE bedrooms
- Semi-detached
- Bright, spacious and well presented
- Driveway to front
- Study space and separate WC
- Enclosed rear garden
- Close to local amenities
- Solar panels
- EPC rating C. Council tax band C
- Potential to extend STPP

Ground Floor:
Living Room:
Abt. 14' 0" x 10' 11" max (4.27m x 3.33m max) Double glazed window to the front aspect of the property. Feature fireplace. Laminate flooring. Radiator.

Kitchen/Breakfast Room:
Abt. 9' 3" x 15' 3" (2.82m x 4.65m) Tiled floor. Radiator. Double glazed window to garden aspect. Worktops with a range of wall and base mounted units and integrated sink/drainer, double mid-height oven, gas hob and extractor. Space for plumbed appliances and fridge/freezer. Space for breakfast bar or dining table.

Lobby:
Laminate flooring. Double glazed windows to rear and UPVC door to front and rear. Access to study space and WC.

Study:
Abt. 5' 10" x 8' 7" (1.78m x 2.62m) Laminate flooring. Electrics. Study space with double glazed window.

Downstairs Cloakroom:
Suite comprising WC and wash basin. Laminate flooring.

First Floor:
Landing:
Carpet. Double glazed window. Storage cupboard. Access to loft.

Bedroom One:
Abt. 11' 11" x 13' 10" (3.63m x 4.22m) Double glazed window. Radiator. Carpet flooring. Integrated wardrobe/storage space.

Bedroom Two:
Abt. 9' 1" x 11' 1" (2.77m x 3.38m) Double glazed window. Radiator. Carpet flooring.

Bathroom:
Double glazed privacy window. Suite comprising wash hand basin with vanity unit, WC and bath with mixer taps, wall mounted shower and glass screen. Panelled walls. Laminate flooring.

Outside:
Front Garden:
Block paved providing off road parking for two cars. Covered front door. Some hedging to front and planted border.

Rear Garden:
Non overlooked to rear. Mostly laid to lawn and enclosed with fencing and tree lined to rear. Patio space. Shed to rear and additional shed base.

Additional Information:
Additional Property features:
Electric car charger fitted to front (option to purchase). 16 solar panels.

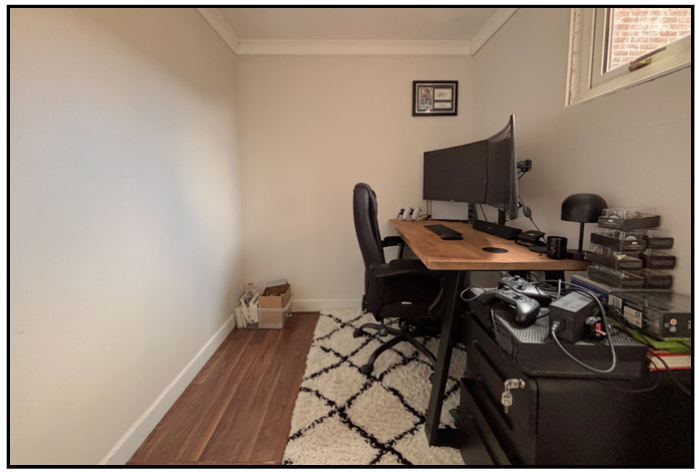
Material Information:
We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting. Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply
Electric: Mains supply and solar panels
Drainage: Connected to the mains drain
Flood risk: Not flooded in the last 5 years
Mobile/Phone: Good
Tenure: Freehold
Council Tax band: Band C
Council Tax payable: £2048.81 per annum

For further material information please contact the office marketing this property.

Anti-Money Laundering:
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:
Draft details 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 with. 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, utilities and 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. Some content may have been created with the use of AI. 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

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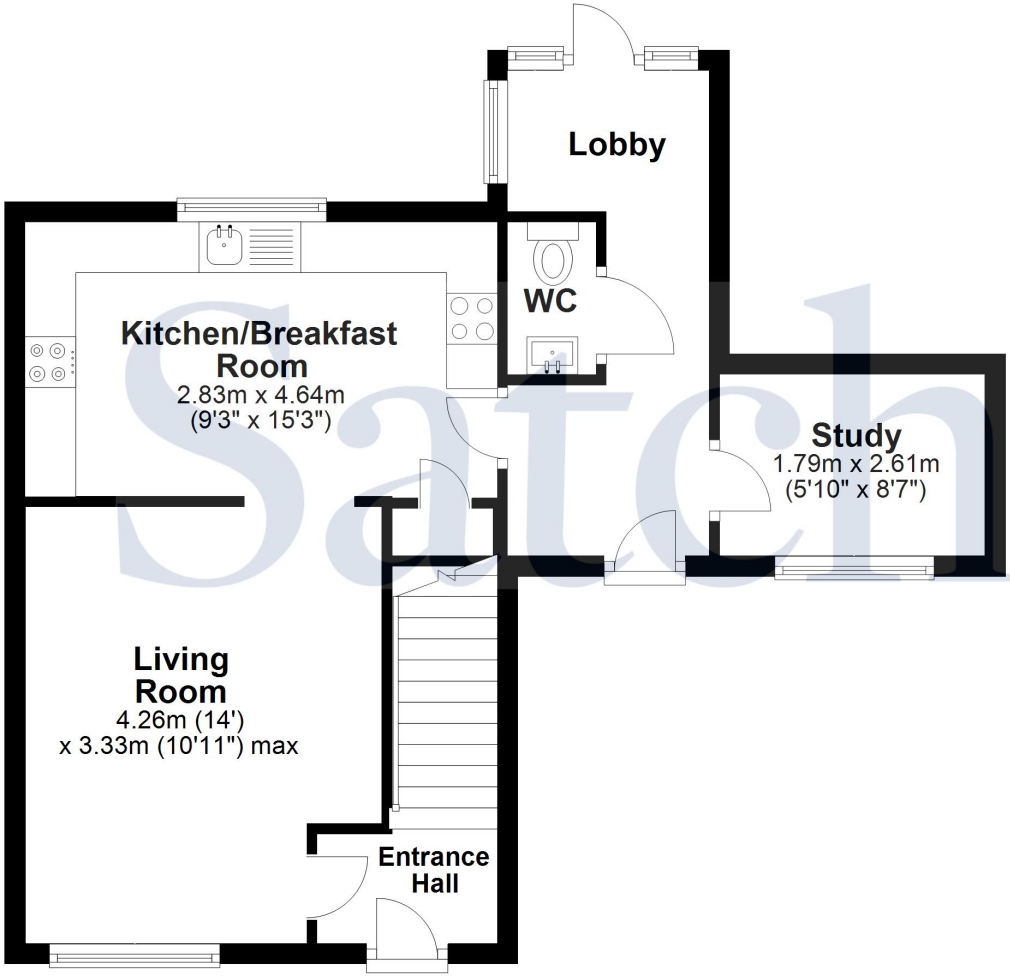
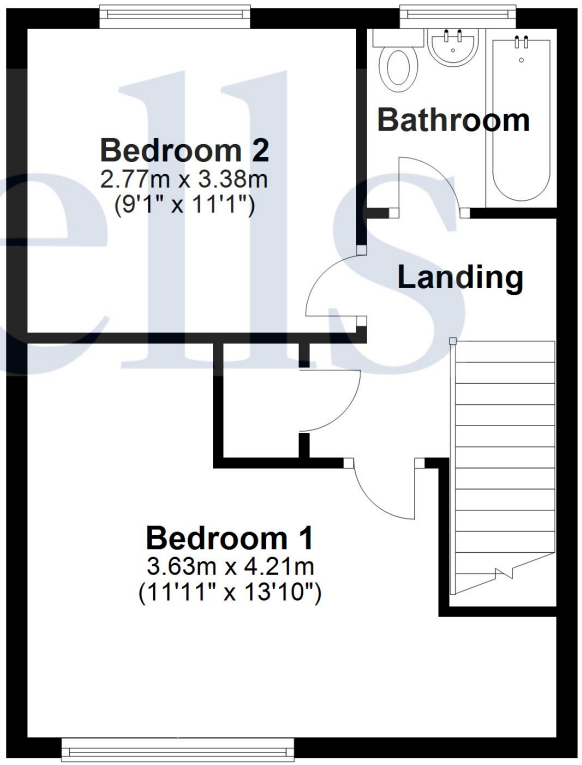
Ground Floor



First Floor



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

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