



# 13, Roxley Cottages

Willian, Letchworth Garden City,  
Hertfordshire, SG6 2AX

£235,000

country  
properties



One bedroom end terrace character cottage circa 1870 in the sought after village of Willian, which is located within easy reach of the A1(M) and Letchworth Garden City and Hitchin railway stations. The cottage itself is situated within walking distance of local pubs, shop and open countryside. On the ground floor is a lounge and kitchen and upstairs there is a double bedroom and bathroom. At the front of the property is a lawned garden and at the rear is a small brick shed. Offered with vacant possession and no upper chain.

## Ground Floor

### Lounge

14' 6" x 10' 5" (4.42m x 3.17m)

Dual aspect with windows to the front and side. Stripped wooden floorboards. Radiator.

### Kitchen

9' 6" x 8' 10" (2.90m x 2.69m)

Fitted in a range of matching base and eye level units. Single drainer sink unit. Integrated oven and hob. Plumbing for a washing machine. Stairs to the first floor. Radiator. Door and window to the rear.

## First Floor

### Bedroom

12' 0" x 10' 5" (3.66m x 3.17m)

Windows to the front and side aspects. Radiator. Cast iron fireplace.

### Bathroom

9' 2" x 5' 10" (2.79m x 1.78m)

Three piece suite comprising a low level wc, wash basin and panelled bath with shower and glass screen. Window to the rear aspect.

### Outside

#### Front Garden

Laid mainly to lawn with a retaining picket fence. Pathway leading to the front door.

#### Rear

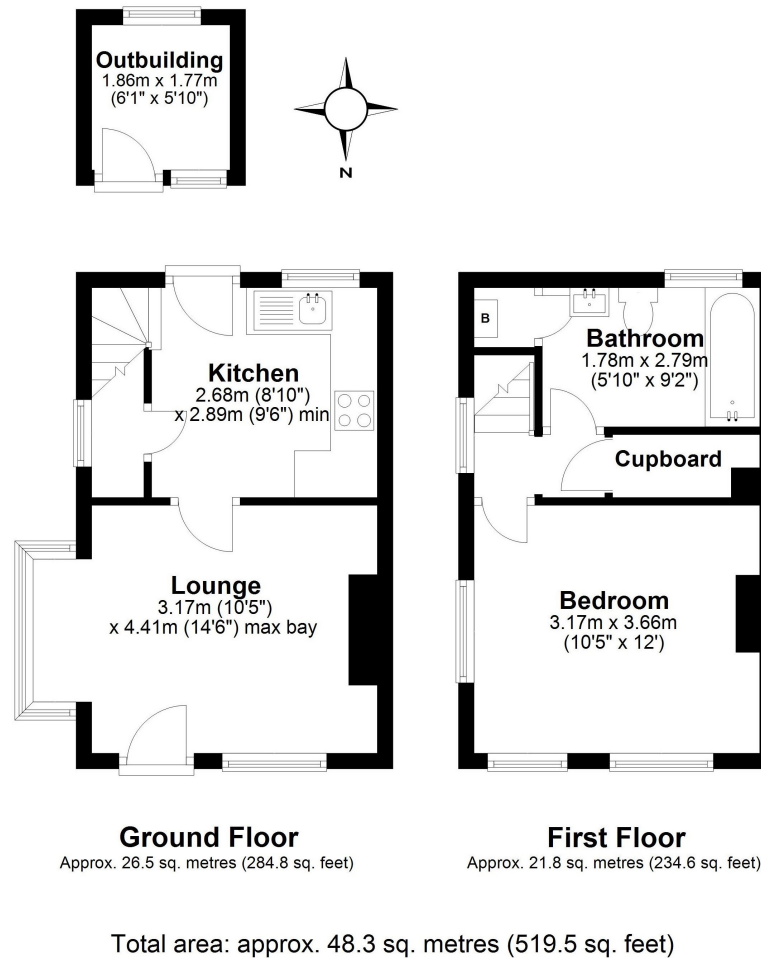
Brick shed 6' 1" x 5' 10" (1.85m x 1.78m). Gated side access.

### Agents Note

There is only on road parking for this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>91</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>63</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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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