



Hall Mead, Letchworth Garden City, Hertfordshire. SG6 4BS

Satchells



3 Bedroom Terraced House £315,000 Freehold

Located within easy reach of Letchworth town centre and mainline station, this three bedroom mid-terrace property makes for the ideal first time buy. Benefitting from a good sized rear garden with side access, this property also has the potential for a driveway to be added and modernising throughout. With its convenient location, this property makes for the ideal first time buy!



- Freehold
- Three bedrooms
- Mid terrace
- Enclosed rear garden
- Communal parking
- Close to town and mainline station
- In need of modernising
- Kitchen/diner
- Perfect first time buy
- Awaiting EPC. Council tax band C

Ground Floor**Living Room:**

Abt. 11' 8" x 15' 6" (3.56m x 4.72m) Upvc door to front. Carpet. Radiator. Electric fire. Stairs to first floor. Under stair storage cupboard. Double glazed window to front aspect. Opening through to kitchen/diner.

Kitchen/Diner:

Abt. 8' 9" x 15' 6" (2.67m x 4.72m) Lino flooring. Radiator. Upvc door to rear garden. Double glazed window from kitchen to garden aspect. Boiler. Space for dining table. Worktops with a range of wall and base mounted units and integrated double mid-height oven, sink/drainage. Space for plumbed appliance and fridge/freezer.

First Floor**Bedroom One:**

Abt. 11' 9" x 10' 9" (3.58m x 3.28m) Carpet. Radiator. Double glazed window to front aspect. Fitted cupboard.

Bedroom Two:

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three:

Abt. 8' 4" x 8' 3" (2.54m x 2.51m) Carpet. Radiator. Double glazed window to front aspect.

Bathroom:

Lino flooring. Radiator. Double glazed privacy window to rear. WC. Wash basin. Walk in shower with tiled walls.

Outside**Front Garden:**

Laid to lawn with hedging. Path leading to front door and shared side access.

Rear Garden:

Mostly laid to lawn with established shrubs and enclosed with fencing. Side access. Patio space and a brick built storage outbuilding.

Parking:

Driveway potential STPP. On road parking with communal bays.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

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.

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

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

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

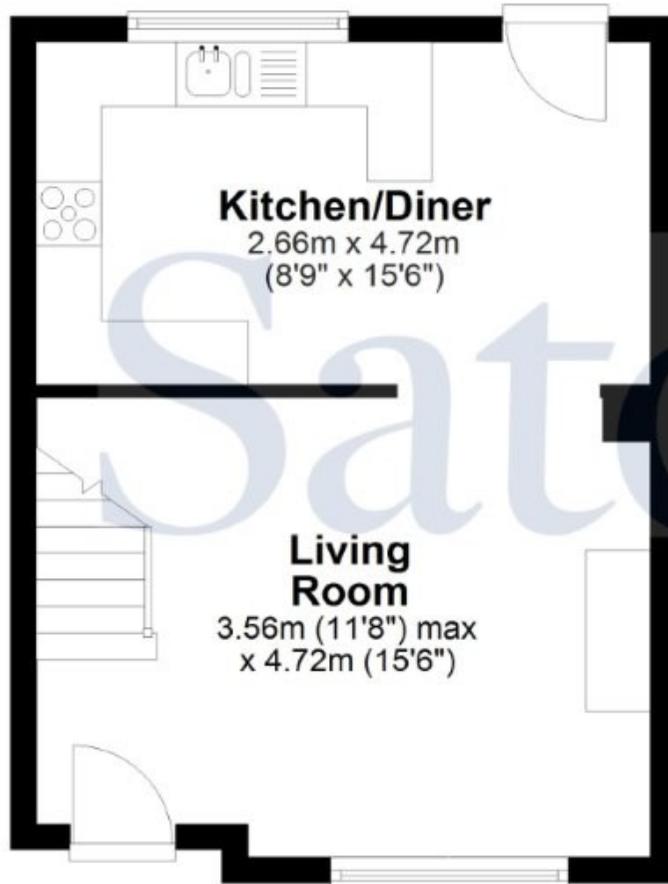




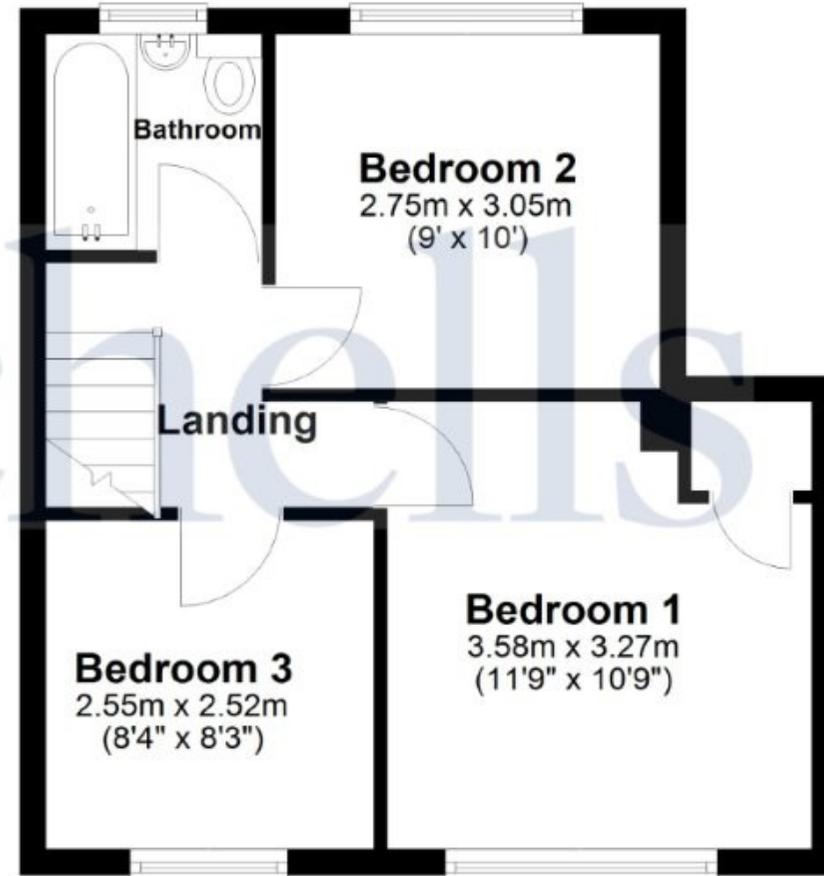
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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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 features are approximate.
Plan produced using PlanUp.