



The Annexe, Wilbury Hills Road, Letchworth Garden City, Hertfordshire, SG6

£1,100 pcm

- Self contained converted annexe maisonette
- Own front door - separate from main residence
- Partly furnished - sofa in living room and bed in bedroom
- Modern kitchen and bathroom to ground floor
- Good size dual aspect living room
- 12ft x12ft Dual aspect DOUBLE bedroom
- Gas central heating & uPVC double glazing
- Off road parking
- Just over half a mile from Letchworth STATION





| Great size converted Annexe | Accommodation over two floors | MODERN fitted kitchen | Three piece bathroom suite | 14ft Living room | DOUBLE bedroom | OFF ROAD parking | Just over half mile from Letchworth STATION and town centre |

Suitable for an individual tenant. A lovely, light, converted annexe on a popular road in Letchworth just over half a mile walk from the train station.

This property is essentially self-contained and has its own front door leading to two floors of accommodation. On the ground floor a modern kitchen, and a three piece bathroom suite. Upstairs a 14ft x 12ft living room with sofa and a 12ft x 12ft dual aspect DOUBLE bedroom with bed.

Outside, there is parking for at least one car.

| ADDITIONAL INFORMATION

Council Tax: Band A

Availability: Beginning of June

Part furnished - sofa in living room and bed in bedroom

Bills included in rent (other than Council Tax)

uPVC double glazing

Gas Central Heating

| GROUND FLOOR

Kitchen: Approx 12' 0" x 8' 6" (3.66m x 2.59m)

Bathroom: Approx 8' 5" x 6' 6" (2.57m x 1.98m)

| FIRST FLOOR

Living room: Approx 14' 3" x 12' 0" (4.34m x 3.66m)

Bedroom: Approx 12' 0" x 12' 1" (3.66m x 3.68m)

| OUTSIDE

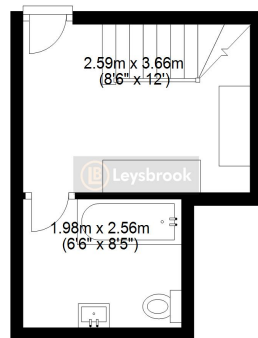
Off road parking for at least one car

| BILLS included in rent (other than council tax) | Great size converted Annexe | Accommodation over two floors | MODERN fitted kitchen | Three piece bathroom suite | 14ft Living room | DOUBLE bedroom | OFF ROAD parking | Cont'd.....



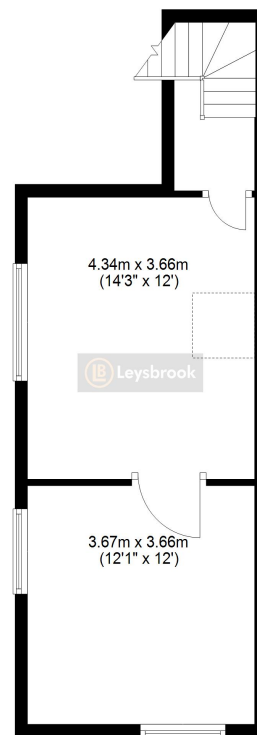
Ground Floor

Approx. 14.8 sq. metres (159.2 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.