



3, Shott Lane

Letchworth Garden City,
Hertfordshire, SG6 1SD

Offers in Excess of **£295,000**

country
properties

FREEHOLD – An Early Garden City character cottage in need of modernisation & updating throughout. The property has scope to improve and extend subject to the relevant planning consents. On the ground floor is a cloakroom, utility room, kitchen and spacious lounge overlooking the rear garden. On the first floor is bedroom one and a four piece bathroom, the second bedroom is located on the second floor. Outside there is a large mature rear garden. The property is located within easy walking distance of the town centre, local schools and the main line train station with links to London and Cambridge.

Ground Floor

Entrance Hall.

Doors to the front and rear.

Cloakroom

Comprising a low level wc.

Utility Room

Window to the rear aspect.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Window to the front aspect. Fitted range of units. Single drainer sink unit. Stairs to the first floor.

Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

Window and door overlooking the rear garden. Radiator.

First Floor

Landing

Stairs to the second floor.

Bedroom One

12' 9" x 12' 6" (3.89m x 3.81m)

Window to the rear aspect. Original cast iron fireplace.

Bathroom

12' 5" x 5' 1" (3.78m x 1.55m)

Four piece suite comprising a low level wc, wash basin, shower cubicle and panelled bath. Window to the front aspect.

Second Floor

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

Window to the side aspect.

Outside

Front Garden

Mature front garden with pathway leading to the front door.

Rear Garden

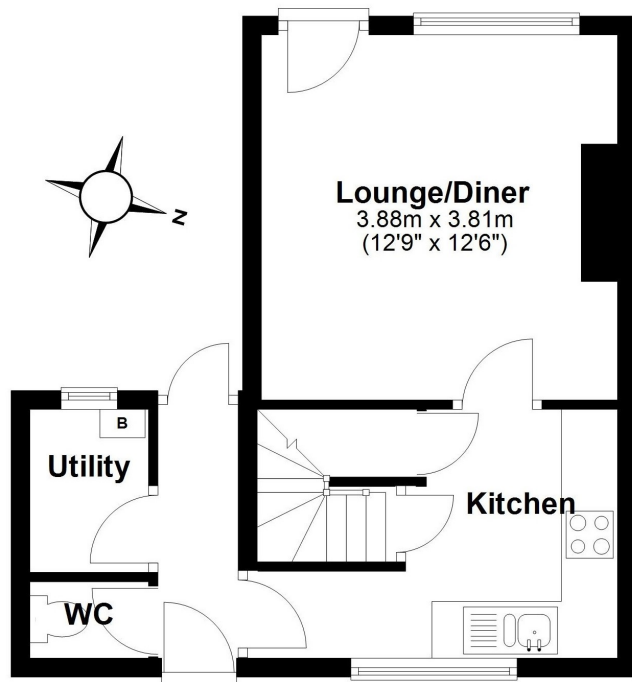
A mature rear garden with shrubs and various trees.



AGENTS NOTE REGARDING OFFERS

All offers need to be emailed to
daviesking@talk21.com for the attention of
Stuart King

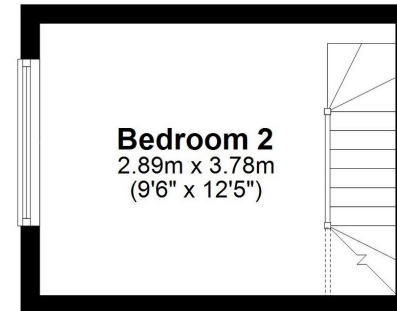




Ground Floor
Approx. 31.6 sq. metres (340.7 sq. feet)



First Floor
Approx. 25.0 sq. metres (269.5 sq. feet)



Second Floor
Approx. 10.9 sq. metres (117.6 sq. feet)

Total area: approx. 67.6 sq. metres (727.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
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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