



Pix Road, Letchworth Garden City, Hertfordshire , SG6

£1,400 pcm

- Available NOW - unfurnished
- Two bedroom mid terrace cottage
- 14ft living room with feature fireplace
- Downstairs bathroom with shower over the bath
- Enclosed rear garden with large patio area
- Driveway providing OFF ROAD PARKING
- Just under a mile (12 mins walk) to Letchworth MAINLINE STATION and town centre
- Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport





TWO Bedroom mid terrace cottage | FANTASTIC MODERN living space | Perfect size HOME in QUIET location | Short WALK to mainline STATION | Two bedrooms | Good size kitchen | Enclosed rear garden | Driveway providing OFF ROAD PARKING |

This attractive, cottage style TWO bedroom property is set in a terrace of similar properties in a quiet residential road within walking distance of Letchworth STATION and the town.

This property has an attractive SPACIOUS living space, on the ground floor there is a 14ft living room with large window to the front, a good size kitchen and a door leading to the bathroom with a shower over the bath and a door to the rear garden. Upstairs there is one large DOUBLE bedroom and a good size single.

View now to secure before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D

Deposit - £1,615.00

Pets negotiable

Availability - NOW

| GROUND FLOOR

Living Room: Approx 14' 3" x 10' 10" (4.34m x 3.30m)

Kitchen : Approx 10' 9" x 8' 4" (3.28m x 2.54m)

Bathroom: Approx 5' 5" x 5' 6" (1.65m x 1.68m)

| FIRST FLOOR

Bedroom One: Approx 14' 3" x 10' 9" (4.34m x 3.28m)

Bedroom Two: Approx 8' 5" x 7' 8" (2.57m x 2.34m)

| OUTSIDE

Off road parking to the front

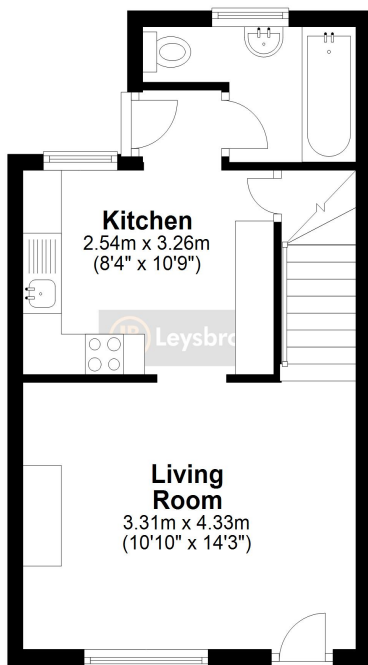
Enclosed rear garden with good size pat

AVAILABLE NOW on an unfurnished basis | Do you need to be close to a STATION? | Want modern convenience and OFF ROAD PARKING? | TWO bedrooms | Bright living space | Perfect size HOME in QUIET location | Fitted kitchen | Good size garden | Take a look inside.....



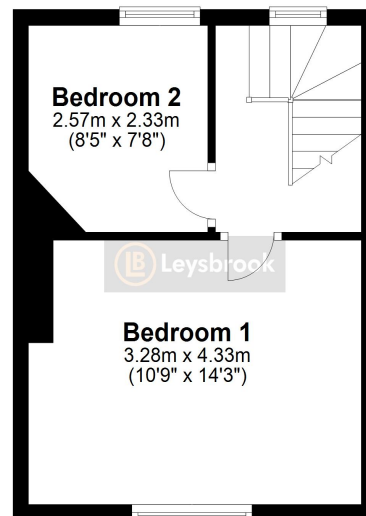
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	