



51 Ellice, Letchworth Garden City, Hertfordshire. SG6 2LW

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3 Bedroom Terraced House £340,000 Freehold

Located just 0.8 miles from Letchworth town centre and mainline station, this bright, modern and spacious three DOUBLE bedroom family home offers light and spacious accommodation throughout and is complete with an enclosed rear garden making for the ideal first time home.

- FREEHOLD
- Three DOUBLE bedrooms
- Modern and spacious
- Enclosed rear garden
- Space for utility/office
- Close to town centre and mainline station
- Large kitchen with breakfast bar
- Terraced
- Awaiting EPC. Council tax band C

Ground Floor

Entrance Hall:

Solid Oak wood flooring. Cupboard housing utility metres. Stairs leading to first floor. Open space under stairs. Upvc door to front and double glazed privacy window.

Living Room:

Abt. 13' 6" x 19' 7" (4.11m x 5.97m) Solid Oak wood flooring. 2x radiators. Upvc French doors to decking/seating area. Double glazed windows to rear aspect. Ample space for dining table.

Utility/Office:

Abt. 12' 4" x 6' 0" (3.76m x 1.83m) Solid Oak wood flooring. Double glazed window to rear aspect. Spotlights.

Kitchen:

Abt. 9' 8" x 13' 4" (2.95m x 4.06m) Solid Oak wood flooring. Worktops with a range of wall and base mounted units with integrated dishwasher and sink/drainage. Freestanding range cooker. Space for washing machine. Double glazed window to front aspect. Breakfast bar with seating. Storage cupboard. Cupboard housing boiler.

First Floor

Landing:

Carpet. Airing cupboard.

Bedroom One:

Abt. 12' 5" x 10' 4" (3.78m x 3.15m) Vinyl flooring. Radiator. Double glazed window to rear aspect. Space for wardrobes.

Bedroom Two:

Abt. 11' 11" x 10' 3" (3.63m x 3.12m) Laminate flooring. Radiator. Double glazed window to front aspect.

Bedroom Three:

Abt. 8' 0" x 9' 0" (2.44m x 2.74m) Vinyl flooring. Radiator. Double glazed window to rear aspect.

Bathroom:

Tiled flooring. Part tiled walls. Heated towel rail. Double glazed privacy window to front aspect. WC with vanity cistern. Wash hand basin with vanity unit. Bath with mixer taps. Walk in shower with glass doors.

Outside**Front Garden:**

Mostly laid to lawn with picket fencing to front, hedges to sides and pathway leading to front door.

Rear Garden:

Enclosed with fencing. Gated rear access. Lawn with pathway leading to raised, covered decking/seating area. Raised planted beds.

Agents Note:

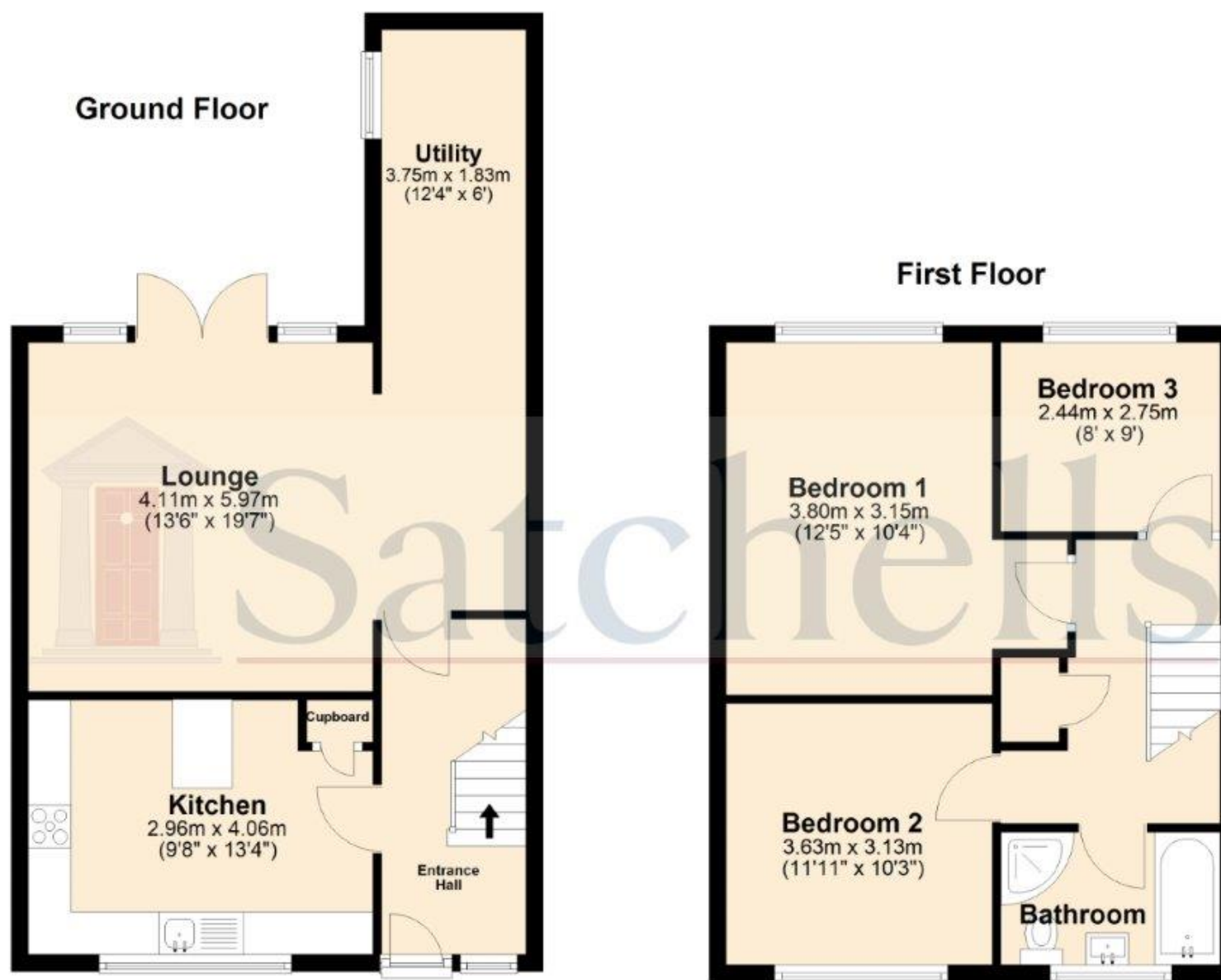
Draft particulars yet to be approved by vendor and may be subject to change.





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Plan produced using PlanUp.