



Pixmore Avenue, Letchworth Garden City, Hertfordshire. SG6 1RJ





## 2 Bedroom Terraced House

### £325,000 Leasehold

Opportunity! Chain Free, two bedroom, property boasting off road parking for two cars, good sized rear garden. Ideally just a short walk to Letchworth town centre and mainline train station, which offers direct links to London, Cambridge and Brighton. This property is ideal of first-time buyers and investors alike.



- Chain free
- Off street parking for two cars
- Extended to rear
- Additional study room
- Loft room
- 15 minute walk to Letchworth train station
- Downstairs WC
- Leasehold - 990 years from 24 June 1995
- Council tax band C
- EPC rating D

**General Description****Entrance:**

Traditional wood door part glazed to hallway:

**Hallway:**

Stairs to first floor, door to lounge.

**Lounge:**

Abt. 13' 9" x 11' 9" (4.19m x 3.58m) Double glazed window to front aspect Radiator. Part glazed wood door to kitchen.

**Kitchen:**

Abt. 16' 6" x 12' 1" (5.03m x 3.68m) Fully fitted kitchen with a range wall and base units. One and half bowl stainless steel sink with mixer tap. Built-in eye level electric oven and four ring gas burner hob with extractor fan over. Integrated dishwasher. Space washing machine and fridge/freezer. Stable door to garden. Double glazed window overlooking the rear garden. Opening to inner lobby.

**Inner Lobby:**

Doors to cloakroom and study. Opening to understairs storage area.

**Study Room:**

Abt. 7' 6" x 6' 6" (2.29m x 1.98m) Double glazed window to rear aspect.

**Cloakroom:**

Suite comprising low level WC and wall mounted wash hand basin.

**Landing:**

Stairs rising to second floor. Doors to all rooms.

**Bedroom One:**

Abt. 12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to front aspect. Radiator.

**Bedroom Two:**

Abt. 10' 0" x 6' 1" (3.05m x 1.85m) Double glazed window to front aspect.

**Second Floor Landing:**

**Loft Room:**

Abt. 17' 6" x 8' 8" (5.33m x 2.64m) Two skylight windows.

**Front Garden:**

Block paved area providing off street parking for two cars. Pathway to front door. Lawn area. Mature shrubs and trees.

**Rear Garden:**

Good sized rear garden with patio area and shed at the rear.

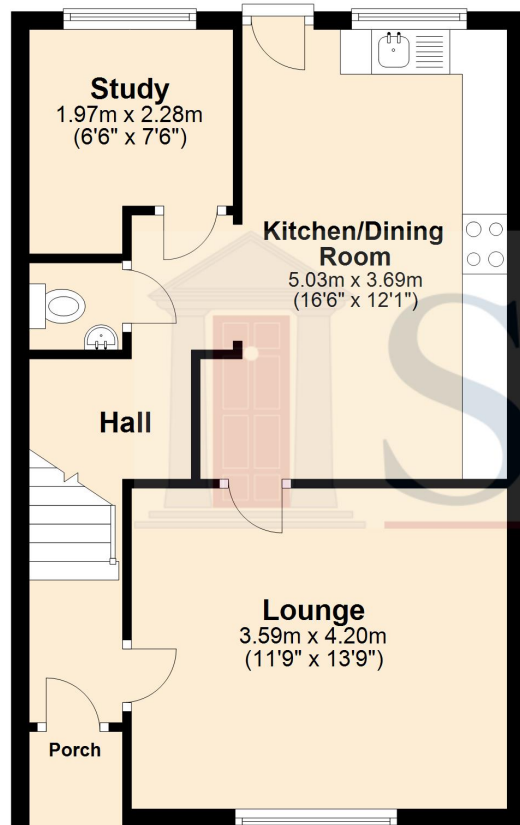




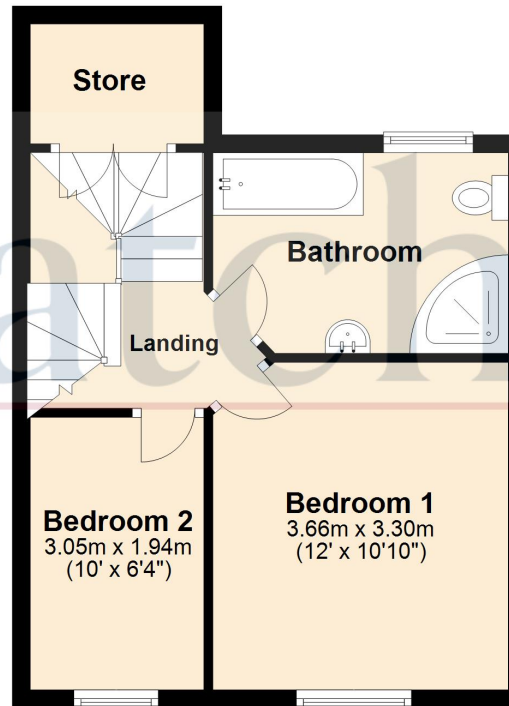
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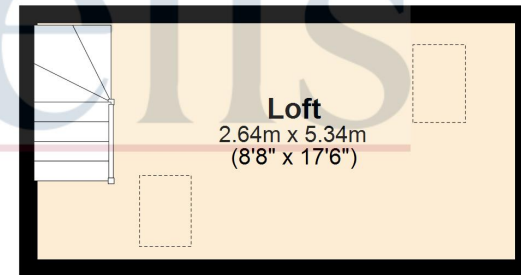
## Ground Floor



## First Floor



## Second Floor



For illustrative 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.