



39, Ellice

Letchworth Garden City,
Hertfordshire, SG6 2LN
£325,000

country
properties

Spacious 3 bedroom mid-terrace home situated on the Jackmans Estate and facing directly onto a safe green area. The estate is one of the several within the town, known for its mix of property types including houses and apartments. The Jackmans Estate is in the south eastern part of Letchworth and is a popular residential area with amenities such as local shops, schools, and parks nearby. Spacious kitchen/breakfast room. Large lounge overlooking the rear garden. Separate dining area which could be used as a Home Office. Gas central heating and double glazed windows. Private rear garden. Single garage en-bloc. Ground floor cloakroom. Internal viewing comes highly recommended to appreciate this family home. Freehold.

- Freehold
- Spacious kitchen/breakfast room.
- Large lounge overlooking the rear garden.
- Separate dining area which could be used as a Home Office.
- Gas central heating and double glazed windows.
- Private rear garden.
- Single garage en-bloc.
- Ground floor cloakroom.

Cloakroom

Comprising a low level wc and a wash basin. Double glazed window to the front.

Kitchen/Breakfast Room

13' 5" x 9' 8" (4.09m x 2.95m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Space for cooker and plumbing for a washing machine. Wall mounted gas boiler. Double glazed window to the front aspect. Radiator.

Ground Floor

Entrance Hall

Stairs to the first floor.



Lounge

19' 8" x 13' 8" (5.99m x 4.17m)

Spacious lounge with double glazed French style doors with side windows overlooking the rear garden. Radiator. Tv point.

Dining Room/Home Office

16' 10" x 8' 3" (5.13m x 2.51m)

Double glazed windows to side and rear and double glazed door to the garden. Radiator.

First Floor

Landing

Linen cupboard. Access to the loft space.

Bedroom One

12' 0" x 10' 7" (3.66m x 3.23m)

Double glazed window to the rear aspect. Fitted wardrobes along one wall. Radiator.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)

Double glazed window to the rear aspect. Radiator.

Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

Modern suite comprising a low level wc, wash basin and panelled bath. Tiled walls and floors. Double glazed window to the front aspect. Radiator.

Outside

Front Garden

Gated front garden with pathway leading to the front door. The houses faces a mature green area.

Rear Garden

Patio to the rear of the property and the rest is laid to lawn with timber fencing.

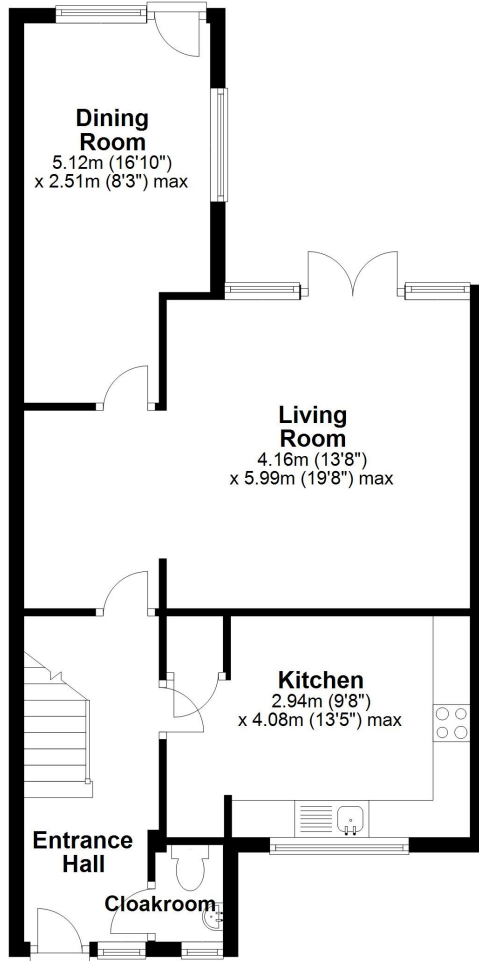
Garage

At the rear of the property there is a single garage en-bloc that belongs to the property.



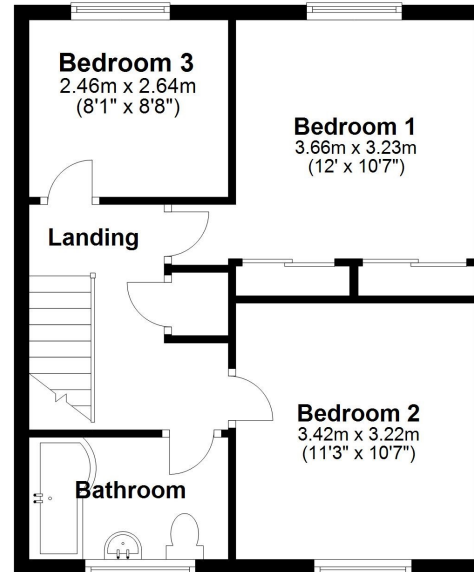
Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (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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