



7, Daisy Court, Common View

Letchworth Garden City,
Hertfordshire, SG6 1BZ

£274,500

country
properties

A modern one bedroom bungalow located within walking distance of Norton Common. Daisy Court is located at the bottom of Common View close to Norton Common and within easy walking distance of the town centre and train station. At the top end of Common View is a local convenience store. The property is offered with vacant possession and no upper chain. Fitted kitchen with integrated oven and hob. Spacious lounge overlooking the rear garden. Double bedroom. Allocated parking space. Private enclosed rear garden. Leasehold - 132 years remaining.

Ground Floor

Entrance Hall

Access to the loft space. Radiator.

Lounge

16' 2" x 11' 5" (4.93m x 3.48m)

Double glazed French doors with side windows overlooking the rear garden. Radiator. Tv point. Open plan through to the kitchen.

Kitchen

7' 1" x 6' 4" (2.16m x 1.93m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob. Plumbing for a washing machine and space for a fridge/freezer. Wall mounted gas central heating boiler.

Bedroom

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to the front aspect. Radiator.

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Comprising a low level wc, wash basin with cupboard under and a panelled bath with shower over. Ceramic tiling. Extractor fan.

Outside

Rear Garden

Laid to lawn with retaining fence. Gated access to the rear.

Parking Space

At the front of the property is an allocated parking space.

Agents Note

Leasehold - 150 years from June 2006 with 132 years remaining.

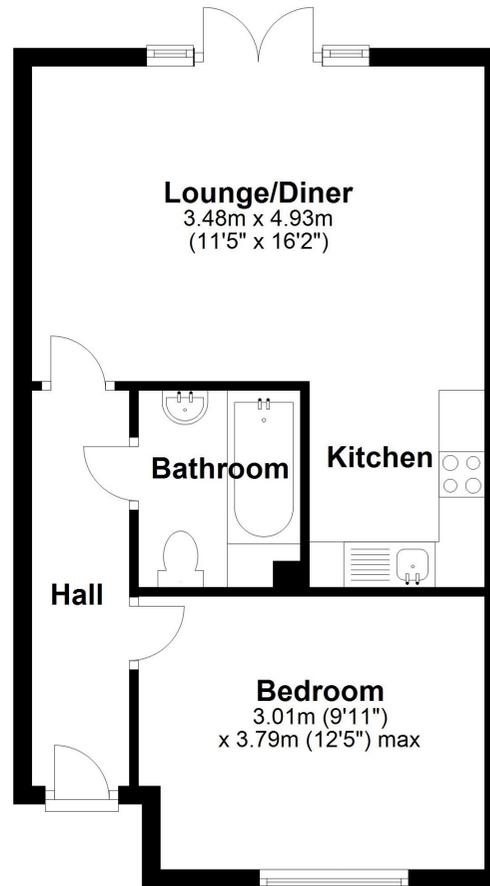
Service Charge TBA

Ground Rent TBA

Council Tax Band C







Total area: approx. 42.5 sq. metres (457.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties