



72 Shott Lane, Letchworth Garden City, Hertfordshire. SG6 1SE

 **Satchells**



2 Bedroom Terraced House

Offers in Excess of £350,000 Leasehold

An immaculately presented, two double bedroom property with off-road parking for one car, a large private rear garden. It is ideally located on a quiet road just a short walk to Letchworth town centre and mainline train station, which offers direct links to London, Cambridge and Brighton. This Early Garden City property is ideal for first-time buyers and young professionals.

- 10 minute walk to Letchworth Garden City train station
- Early Garden City property
- Off street parking
- Modernised throughout
- Two bedroom modern property
- Secluded large rear garden
- Side access to rear garden
- Lease - 99 years to June 2021
- EPC rating D. Council tax band B

Ground Floor:**Entrance:**

Composite part glazed entrance door into:

Lounge:

Abt. 12' 5" x 12' 5" (3.78m x 3.78m) Double-glazed window to front aspect. Chimney breast, arched alcove and further alcove. TV point. Radiator. Wood effect laminate flooring.

Kitchen/Dining Room:

Abt. 19' 10" x 12' 5" (6.05m x 3.78m) Fully fitted kitchen with a range of gloss white base units with worktop over. Stainless steel sink and drainer unit with mixer tap. Electric oven and hob with stainless steel splash back. Double-glazed door and window overlooking the rear garden. Roof skylight. Walk-in cupboard and a further under stairs cupboard. Space for dishwasher, washing machine and fridge freezer. Wood effect laminate flooring. Radiator.

Dining Area:

Stairs to first floor and radiator. Lounge to access. Wood effect laminate flooring.

Landing:

Stairs rise to the first floor.

Bedroom One:

Abt. 12' 5" x 12' 3" (3.78m x 3.73m) Double-glazed window to front aspect. Fitted wardrobe. Radiator.

Bathroom:

Double-glazed window to rear. The three-piece bathroom suite comprising of a panelled bath with shower over and shower screen, pedestal wash basin and low-level WC. Radiator.

Second Floor:**Landing:**

Stairs to second bedroom.

Bedroom Two:

Abt. 15' 6" x 9' 6" (4.72m x 2.90m) Double glazed dormer window to front aspect. Three cupboards housing eaves storage. Radiator.

External:**Front Garden:**

Block paved to the front with off-street parking for one car and side access to the rear garden.

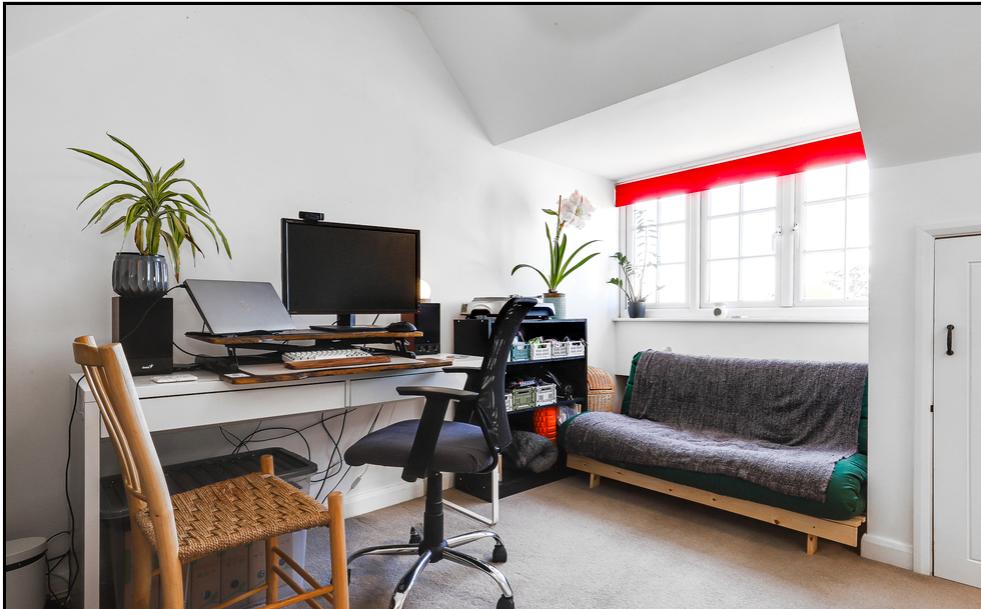
Rear Garden:

Two-stage rear garden which has a surprise element as it wraps 90 degrees behind neighbouring gardens. A block paved path leads to a circular patio. Fully fenced and screened by trees, mainly laid to lawn, two timber sheds and a feature wooden flower circle.

Additional Information:**Agents Note:**

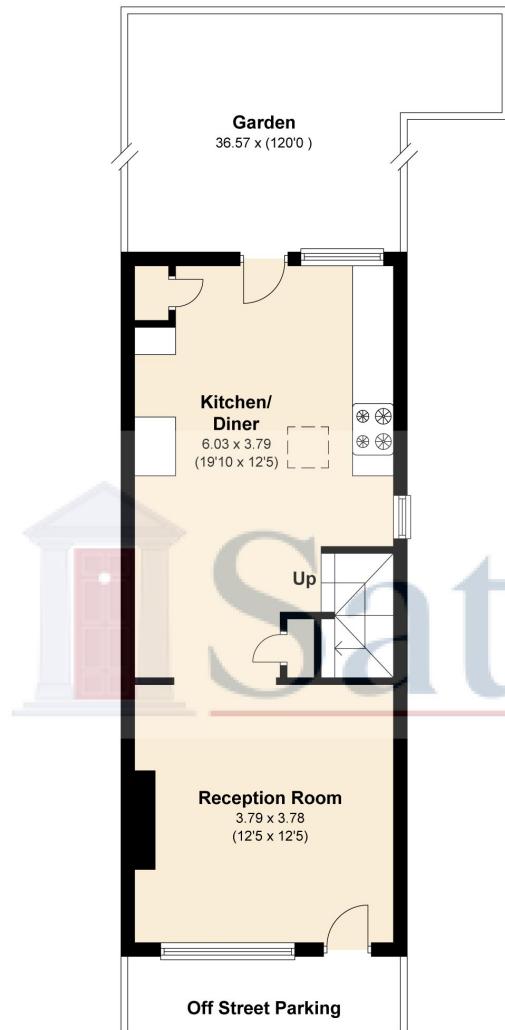
Draft details yet to be approved by the vendor and may be subject to change.



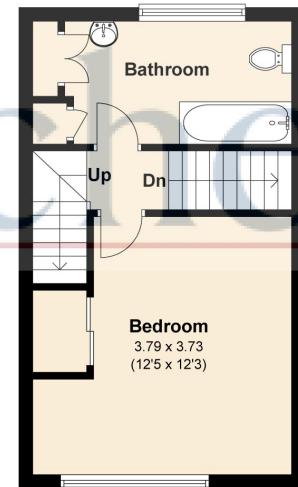


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor
Approx. 37.60 sq. metres (404.72 sq. feet)



First Floor
Approx. 25.20 sq. metres (271.25 sq. feet)



Second Floor
Approx. 17.90 sq. metres (192.67 sq. feet)



Total area: approx. 80.70 sq. metres (868.64 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances
and other features are approximate.

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Station Place, Letchworth Garden City, Hertfordshire. SG6 3AQ

Tel: 01462 480077

E mail: letchworth@satchells.co.uk <https://www.satchells.com/>

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