



10, Alban Road

Letchworth Garden City,
Hertfordshire, SG6 2AT

£285,000

country
properties

Offered with vacant possession is this modern two bedroom terrace house located on a quite sought after development. Internal viewings comes highly recommended.

On the ground floor there is a cloakroom, fitted kitchen and a lounge/diner overlooking the rear garden. Upstairs there are two bedrooms and a bathroom. The property benefits from gas to radiator central heating and double glazed windows. The rear garden is mature with gated access to the rear,

The property backs onto the Letchworth Garden City Greenway and Willian Village is only a very short walk away.

Ground Floor

Entrance Hall

Doors to kitchen, lounge and cloakroom.
Radiator.

Cloakroom

Comprising a WC and wash hand basin with tiled splash area. Extractor fan.
Radiator.

Kitchen

8' 0" x 7' 4" (2.44m x 2.24m)
Window to front. Range of matching units to base and eye level with contrasting roll top work surfaces. Single drainer stainless steel sink unit with mixer. Space for cooker, washing machine and fridge/freezer. Wall mounted gas central heating boiler. Tiling above work surface.

Lounge

15' 0" x 12' 8" (4.57m x 3.86m)
Stairs to first floor with open recess under. Large double glazed window and door overlooking the rear garden.. TV and telephone points. Radiator.



First Floor

Landing

Access to loft space.

Bedroom One

12' 7" x 8' 1" (3.84m x 2.46m)

Two double glazed windows to front.
Radiator.

Bedroom Two

12' 8" x 7' 5" (3.86m x 2.26m)

Two double glazed windows to rear.
Radiator.

Bathroom

White suite comprising panel bath, low level WC and inset basin. Tiled splash area, shaver point and extractor fan. Airing cupboard housing lagged hot water tank.

Outside

Front Garden

Laid to lawn with hedge to front.
Pathway leading to entrance door.

Rear Garden

Mature rear garden laid mainly to lawn enclosed by fencing. Inset shrubs.
Gated rear access.

Allocated Parking

The property has an allocated parking space.

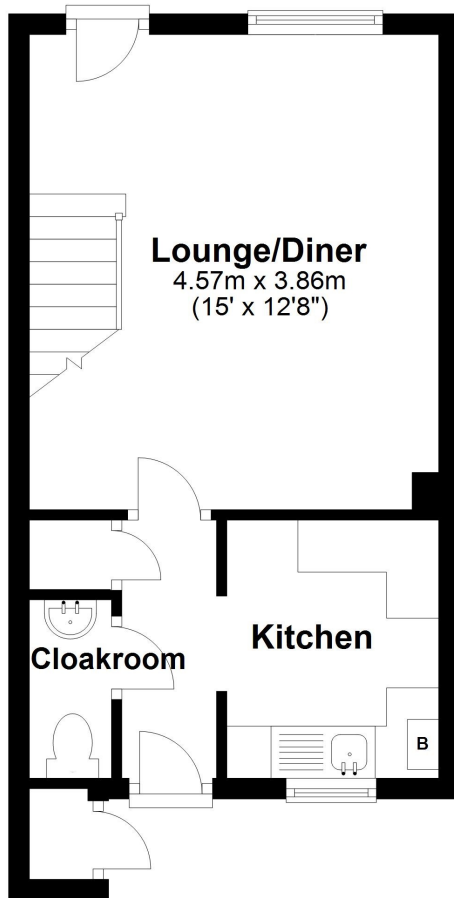
Agents Note

Leasehold- 960 years remaining.
No service charge or ground rent.



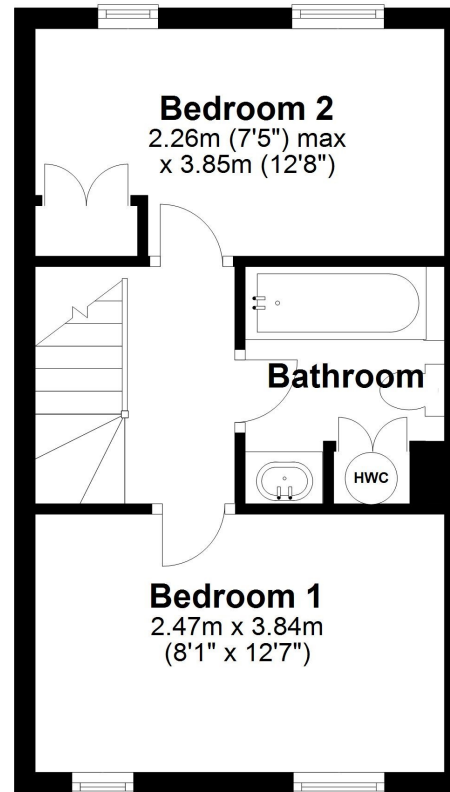
Ground Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



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

Current: 68 Potential: 75

Total area: approx. 55.7 sq. metres (599.4 sq. feet)

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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