



Martin Way, Letchworth Garden City, Hertfordshire, SG6 4XU

£320,000

Lane & Bennetts are pleased to offer this modern three bedroom end of terrace property in a quiet cul de sac around a mile from the town & station . Available as a chain free purchase, we think it is ideal for a first time purchase, perhaps as a down-size or if you are looking for an investment opportunity, this previously let property can reach gross annual rents of £16,500 p.a.

Briefly, an entrance hall opens to a 28ft/8.43m open plan living and dining space, with the door-less fitted kitchen off to your left. French doors open to the private rear garden. To the first floor there are two double bedrooms and a further single bed. The modern bathroom is a white three piece with opaque window.

Externally the home has a private, enclosed low maintenance rear garden with decking sat under a wooden pergola complemented by artificial grass, and allocated parking immediately to the front. An additional advantage is that there has been an electric car charger point installed.

It is just a 15 minute walk to the town & station with all its amenities. Sought after schools are also within an easy walk. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & Hockey clubs and Nuffield Health gym & spa.

- THREE BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC LOCATION
- CHAIN FREE PURCHASE
- LARGE LOUNGE & DINING SPACE
- FITTED KITCHEN & APPLIANCES
- MODERN 3 PIECE BATHROOM
- OPEN PLAN ASPECTS
- PRIVATE ENCLOSED REAR GARDEN WITH Al Fresco terrace
- AROUND A MILE FROM TOWN & STATION
- IDEAL BUY FOR INVESTORS, FTB'S OR DOWNSIZING
- NICELY PRESENTED THROUGHOUT
- ELECTRIC CAR CHARGER POINT
- Tenure: Leasehold - 969 years remaining | Council Tax Band: C | EPC: D

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, brewery, 50m Outdoor Lido - nestled in the beautiful Norton Common, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away.

AGENTS NOTES: The property is long leasehold, 990 years from September 1994, with a peppercorn rent and no maintenance costs. An owner may purchase the Freehold after a 2 year period of ownership if required.

COUNCIL TAX BAND: C | EPC: D |