



Common View, Letchworth Garden City, Hertfordshire. SG6 1DD

Satchells



3 Bedroom End of Terrace House £350,000 Freehold

Offered to the market CHAIN FREE, this three bedroom, early Garden City end of terrace property is ideally situated within a quiet and sought after road in Letchworth. Offering spacious accommodation, the property is complete with an enclosed rear garden with additional garden to the rear and located just a short walk from town and the mainline station.



- FREEHOLD
- Enclosed rear garden
- THREE bedrooms
- End of terrace
- Chain free
- Close to Norton common nature reserve
- On-road parking
- Early garden city property
- Close to town and mainline station
- EPC rating C. Council tax band C

Ground Floor

Living Room:

Abt. 12' 3" x 12' 11" (3.73m x 3.94m) Laminate flooring. Double glazed window to front aspect. Radiator. Storage cupboard. Internal door to kitchen.

Kitchen:

Abt. 9' 10" x 9' 7" (3.00m x 2.92m) Laminate flooring. Radiator. Double glazed windows to rear garden. Upvc door to rear. Part tiled walls. Stairs leading to first floor. Worktops with tiled splashback and a range of wall and base mounted units with integrated oven, gas hob and extractor. Space for plumbed appliances. Internal door to bathroom.

Bathroom:

Laminate flooring. Part tiled, part panelled walls. Radiator. Double glazed privacy window to rear aspect. WC. Wash basin. Bath with mixer taps and wall mounted shower. Extractor.

First Floor

Bedroom One:

Abt. 9' 2" x 13' 1" (2.79m x 3.99m) Double glazed window to rear aspect. Radiator. Carpet. Built in storage.

Bedroom Two:

Abt. 12' 0" x 9' 3" (3.66m x 2.82m) Double glazed window to front aspect. Radiator. Carpet.

Bedroom Three:

Abt. 9' 0" x 7' 2" (2.74m x 2.18m) Double glazed window to front aspect. Radiator. Carpet.

Outside

Front Garden:

Laid to lawn with path leading to front door and rear garden.

Rear Garden:

Split in to two parts. Private garden to rear of property, enclosed with fencing , laid to patio with gated access. Lawn space beyond enclosed garden with chain link fence. Land to far rear also available to be leased from the Heritage Foundation for £50/year.

Additional Information

Agents Note:

Draft particulars yet to be approved and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

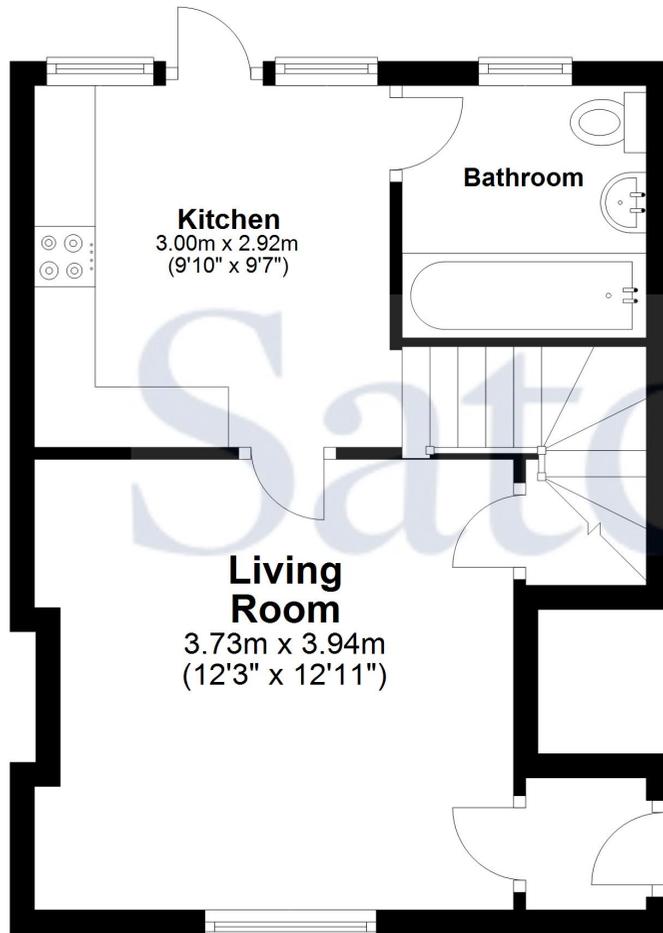




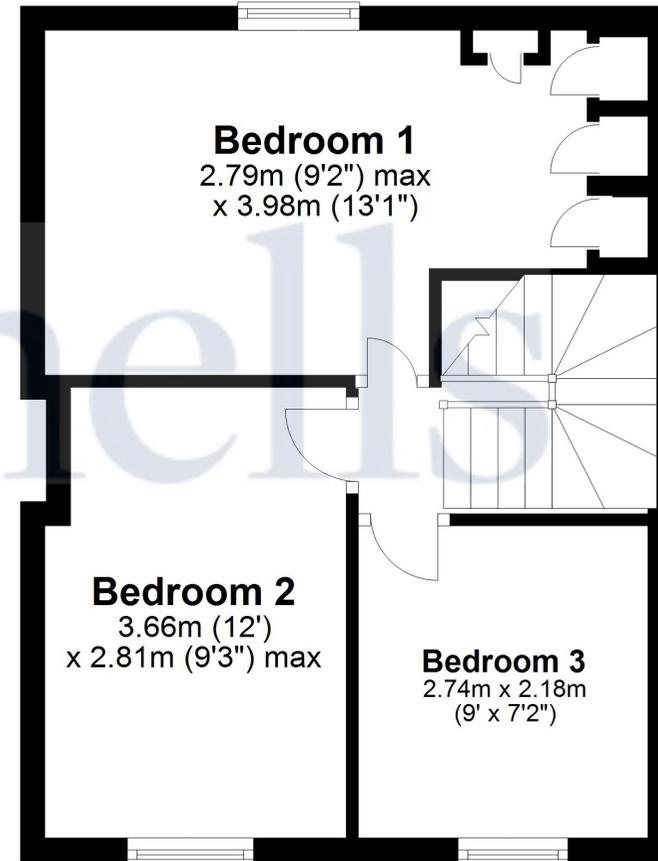
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Ground Floor



First Floor



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