



Glebe Road, Letchworth Garden City, Hertfordshire. SG6 1DZ

Satchells





## 2 Bedroom End of Terrace House £350,000 Leasehold

Conveniently located within a sought after area of Letchworth, this bright, stylish and modern TWO bedroom end-terrace property is situated just a short walk from Letchworth town centre and mainline station. Benefitting from offroad parking and a charming courtyard garden, this property makes for the ideal first time buy and is located close by to Norton Common Nature Reserve and outdoor lido.

- End of terrace
- TWO double bedrooms
- Courtyard garden
- Driveway
- Bright and modern
- Perfect first time buy!
- Close to town and mainline station
- Close to Norton Common nature

## **Ground Floor**

### **Living Room:**

Abt. 13' 9" x 11' 9" (4.19m x 3.58m) Carpet. Radiator. Feature fireplace with mantle and surround with log burner. Shelving to alcoves. Double glazed window to front aspect.

### **Kitchen/Diner:**

Abt. 17' 0" x 8' 0" (5.18m x 2.44m) Tiled flooring. Double glazed windows to side and rear aspects. Under stair storage cupboard. Space for dining table. Upvc door to garden space. Radiator. Modern fitted kitchen with worktops featuring matching panelled splashback. A range of base mounted units with space for plumbed appliances and wall mounted units with under cabinet lighting. Space for cooker and fridge freezer. Integrated sink/drainage and extractor fan.

## **First Floor**

### **Bedroom One:**

Abt. 13' 1" x 9' 9" (3.99m x 2.97m) Carpet. Radiator. Double glazed window to front aspect. Fitted wardrobes and integrated shelving to wall. Airing cupboard.

### **Bedroom Two:**

Abt. 10' 1" x 7' 8" (3.07m x 2.34m) Carpet. Radiator. Double glazed window to rear aspect.

### **Bathroom:**

Modern fitted three piece suite with WC, wash hand basin with vanity unit panelled splashback and 'P' shaped bath with panelled walls, wall mounted shower with overhead head and glass screen. Double glazed privacy window. Tiled flooring. Radiator.

## **Outside**

### **Front Garden:**

Drop kerb to gravel driveway. Picket fencing to front and close board low level fencing to side. Raised beds with woodchip and planting. Side gate to garden space.



**Rear Garden:**

A courtyard style garden space enclosed with fencing and aesthetic panelling. Timber bench and raised planter. Laid to patio. Gated side access.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe 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.





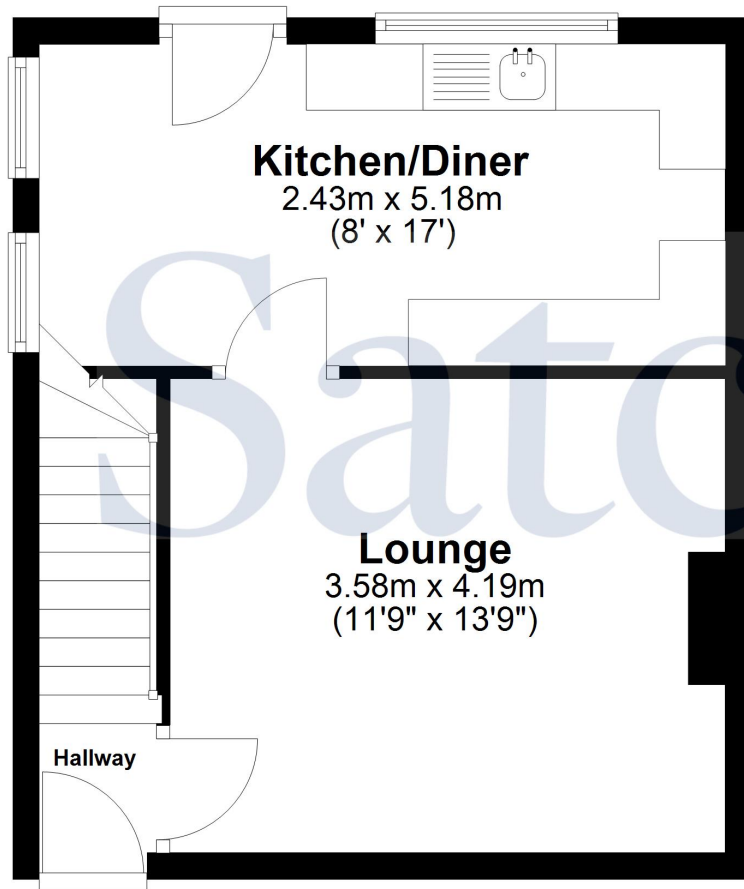


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

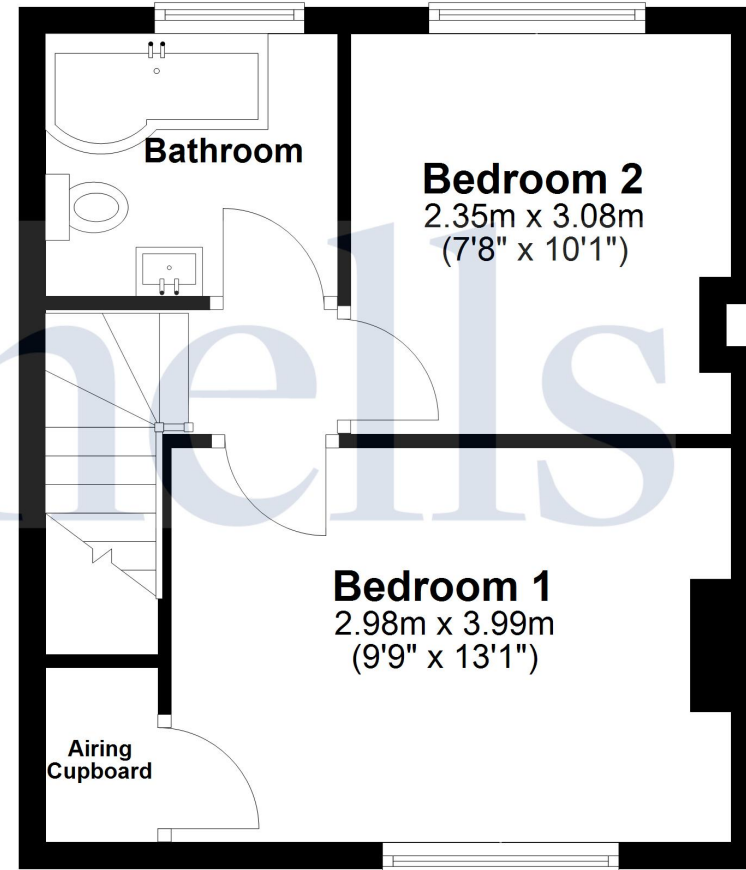
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## Ground Floor



## First Floor



For illustration 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.