



Ridge Road, Letchworth Garden City, Hertfordshire. SG6 1PN





## 3 Bedroom End of Terrace House £525,000 Freehold

A beautifully presented early Garden City grade II listed character home located just a short walk from Letchworth town centre. Occupying a corner plot, this charming THREE bedroom property offers bright living spaces and a sunny rear garden with several outbuildings and a driveway for two cars.

- No upper chain
- Beautifully presented early Garden City home
- Grade II listed
- Scope to extend STPP
- Just a short walk to town 0.3 miles to station
- Off road parking for two cars
- Fully insulated outbuildings with light and electrics
- Freehold
- Modern bathroom suite with utility space
- EPC rating E. Council tax band C



## **Ground Floor**

### **Porch:**

Tiled floor. Windows to front and side aspect. Internal door leading to living room/dining room.

### **Living/Dining Room:**

Abt. 18' 10" x 12' 5" (5.74m x 3.78m) Natural wood parquet flooring. Windows to front and rear aspect. Solid fuel burner with mantle piece and hearth. Two radiators. Built in storage cupboards and book shelves. Large storage cupboard with window to front aspect and boiler.

### **Kitchen:**

Original tiled flooring. Worktops with a range of wall and base mounted units. Integrated gas hob, oven and extractor fan. Door leading to patio area. Sink. Window to rear aspect.

### **Bathroom:**

Tiled floor. Part tiled walls. WC and sink with full vanity unit. 'P' shaped bath with wall mounted shower and tiled bath panel. Tiled splashback. Windows to front aspect. Wall mounted mirror unit.

### **Utility:**

Tiled floor. Worktop with base mounted units and plumbed appliances.

## **First Floor**

### **Stairs and Landing:**

Radiator. Pinned carpet stair runner. Seating area with window to front aspect and built in cupboards.

### **Bedroom One:**

Abt. 13' 3" x 12' 2" (4.04m x 3.71m) Carpet. Radiator. Bay window to side aspect.

### **Bedroom Two:**

Abt. 11' 9" x 7' 6" (3.58m x 2.29m) Carpet. Fireplace with mantle piece. Window to rear aspect. Radiator.

### **Bedroom Three:**

Abt. 12' 6" x 6' 4" (3.81m x 1.93m) Carpet. Window to front aspect. Radiator.

## **Outside**

### **Front Garden:**

Lawn area with established shrubs. Driveway for two cars leading to side/rear garden. Heritage agreed to extend driveway to front for additional car.

**Back Garden:**

Patio area to rear/side of property with seating area. Lawn area to rear with woodland area to side. Established trees and shrubs with planted borders. Fully insulated outbuildings detailed below. Sunny aspect.

**Parking:**

Driveway for two cars leading to side and rear garden.

**Outbuildings:**

Two insulated buildings with raised decking to front, electricity, double glazed windows and lighting. Building 1 is partitioned in to two with a workshop in one half and a tv/gaming room in the other. Building two currently utilised as a music room and office space.

**Agents Note:**

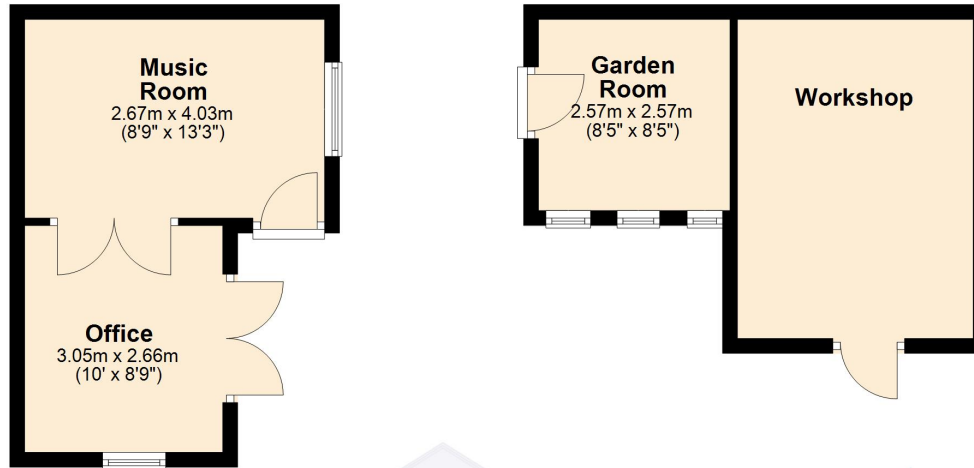
Draft particulars yet to be approved by the vendor and may be subject to change.



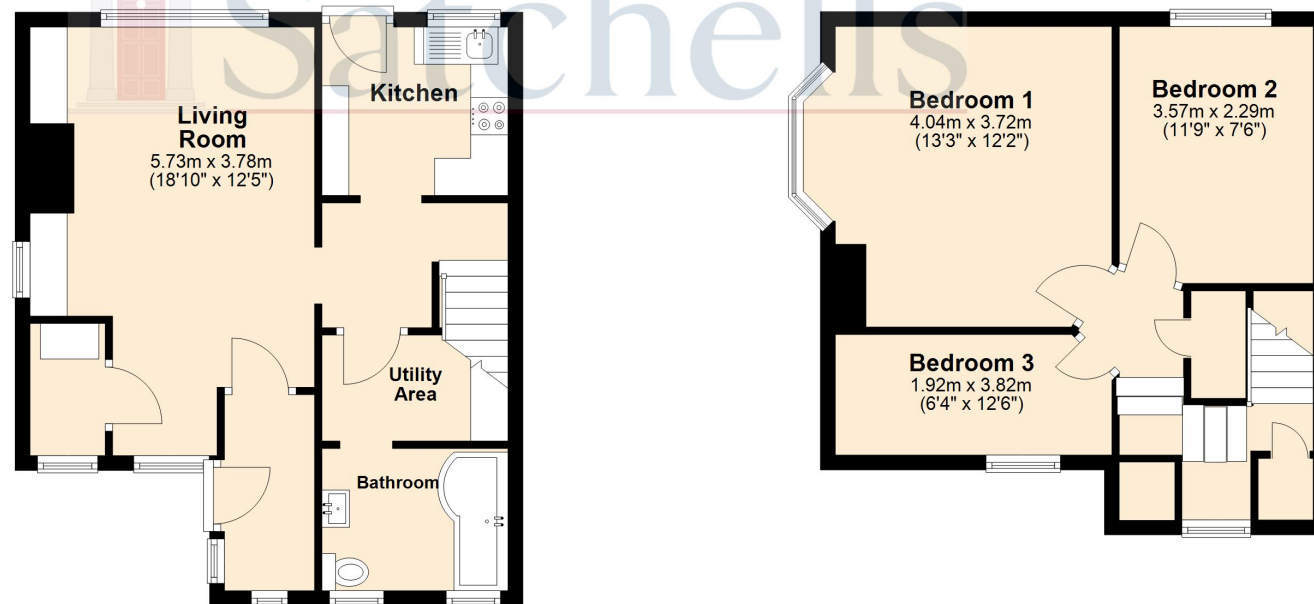


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



## 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.