



170, Howard Drive

Letchworth Garden City,
Hertfordshire, SG6 2DE

OIEO **£350,000**

country
properties

A three bedroom mid terrace home located within easy walking distance of Lordship Farm School and Local Shops.

On the ground floor there is an entrance porch leading to the entrance hall. Spacious lounge/dining room and a brand new fitted kitchen with integrated oven and hob. Upstairs there are three bedrooms and a brand new white bathroom suite, The property also benefits from gas central heating and has recently been decorated and has new carpets.

Ground Floor

Entrance Hall

Stairs to first floor. Doors to kitchen and lounge.

Lounge/Diner

19' 5" x 12' 6" (5.92m x 3.81m)

Double glazed French doors leading to the rear garden. Radiator. Cupboard.

Kitchen

11' 9" x 6' 2" (3.58m x 1.88m)

A brand new fitted kitchen fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob. Plumbing for washing machine. Single drainer sink unit. Space for a fridge/freezer. Double glazed window to the front aspect. Wall mounted gas central heating boiler.

First Floor

Landing

Access to loft space.



Bedroom One

12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed picture window to the front aspect. Built in wardrobe.

Radiator.

Bedroom Two

12' 2" x 5' 9" (3.71m x 1.75m)

Double glazed window to the rear aspect. Radiator. Built in cupboard.

Bedroom Three

9' 3" x 6' 3" (2.82m x 1.91m)

Double glazed window to the rear aspect. Radiator. Built in cupboard.

Bathroom

A brand new three piece suite comprising a low level wc, wash basin and panelled bath with shower over and glass screen. Tiled walls. Airing cupboard. Extractor fan.

Outside

Front Garden

Pathway leading to the front door.

Rear Garden

Mature rear garden laid mainly to lawn with shrubs and trees. Gated rear access.

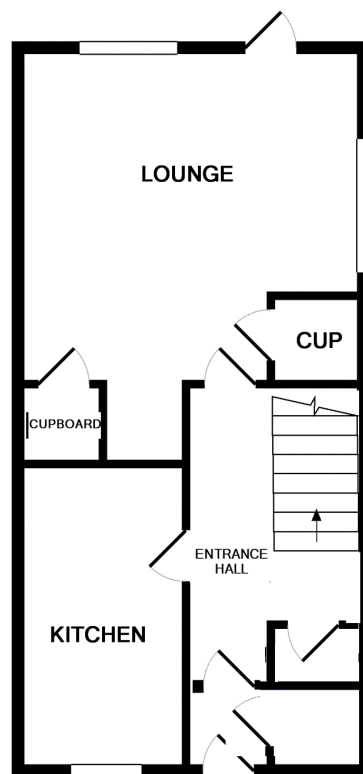
Single Garage

Single garage en-bloc at the rear of the property.

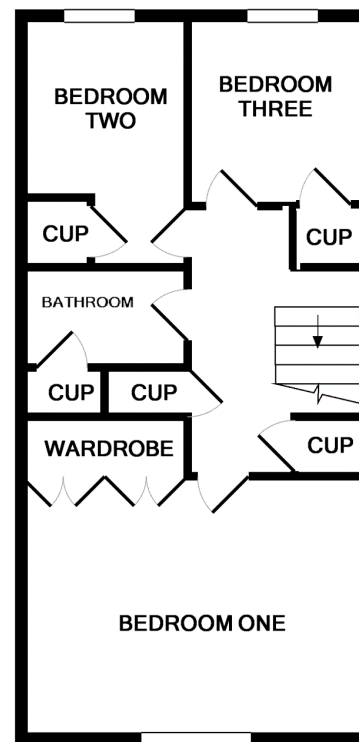
Tenure

Leasehold - 936 years remaining.
Council Tax Band C.

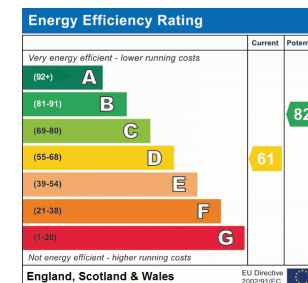




GROUND FLOOR



1ST FLOOR



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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