



Glebe Road, Letchworth Offers in Excess of £250,000

GOOD Opportunity to add value and modernise - the property is priced with that in mind | GREAT VALUE - affordable homes like this in a great location which brings a mix of quiet and convenience of town centre just a walk away get snapped up fast! | NO STAMP DUTY for Homemovers up to £250k or for First Time Buyers. NO UPWARD CHAIN - possible QUICK MOVE! | INVESTORS / Landlords - OVER 5% + yield. GREAT DEMAND for properties like this | Two GREAT SIZED double bedrooms - main with fitted wardrobes | Utility bills a worry? - gas central heating and uPVC double glazed windows - that'll save you money AND give you lots of control over your heating | GOOD Opportunity to add value and modernise | Large SOUTH facing rear garden - ideal for BBQ's and family gatherings in warm summer months and lots of storage for tools etc in two sheds | Driveway providing OFF ROAD PARKING | For those young couples looking to start a family - close to a number of GOOD Ofsted rated SCHOOLS | A MILE (20 minute walk) to Letchworth Train Station and Town Centre



A Large Two Bedroom Terraced House ONLY A 20 Minute Walk From The Town Centre For Less Than £300k? How can that be? This could be the ideal first time purchase if you are looking to fly the nest or for someone stuck in a small flat - move here and you can benefit from the additional space and steal a precious few extra minutes in bed! With the Letchworth mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 take you North and South.

The living room is a great space with plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The laminate flooring is easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

The fitted kitchen is also a great size with lots of natural light coming from the large window and back door looking over the rear garden and easy to clean flooring. You may want to consider updating the cabinets and décor but with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

When it's time to relax and re-charge your batteries there are two DOUBLE bedrooms upstairs - both with carpets so no cold feet on winter mornings and a range of built in wardrobes in the main bedroom. While it may not be the latest in modern design, the spacious bathroom offers the perfect retreat for unwinding with a soothing bath at the end of a challenging day and enjoying a revitalizing morning shower.

Got a car? A driveway to the front provides off road parking and there is ample on street parking outside too.



Within a mile from Norton Common and the beautiful North Hertfordshire countryside, with a short walk to access Letchworth Greenway - ideal for dog owners, walkers, joggers and cyclists alike. A great town, popular with commuters and those looking for a mix of town and country life.

If you are an investor looking for a property that will see good levels of demand and consistent occupancy with no real work to consider before you find your first tenant, take a look. The yield is strong with around £16,000 P.A. rental return.

Call the Leysbrook team today to view before someone else buys

| IMPORTANT NOTE: Before viewing, please be aware of potential considerations regarding the expanding foam insulation in the loft of this property. It may affect valuation and survey results as fire safety and proper ventilation are crucial aspects, as poor ventilation may lead to moisture issues. Lenders will often require professional installation to industry standards to ensure energy efficiency and structural integrity. This insulation type may influence lending decisions, as lenders typically prefer proven /often used construction methods. Please discuss your financing options with your broker / potential lenders to understand specific requirements.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - TBC

| GROUND FLOOR

Living room: Approx 13' 9" x 11' 10" (4.19m x 3.61m)

Kitchen: Approx 16' 10" x 7' 9" (5.13m x 2.36m)

| FIRST FLOOR

Bedroom One: Approx 13' 10" x 9' 10" (4.22m x 3.00m)

Bedroom Two: Approx 10' 2" x 7' 8" (3.10m x 2.34m)

Bathroom: Approx 8' 9" x 7' 3" (2.67m x 2.21m)

| OUTSIDE

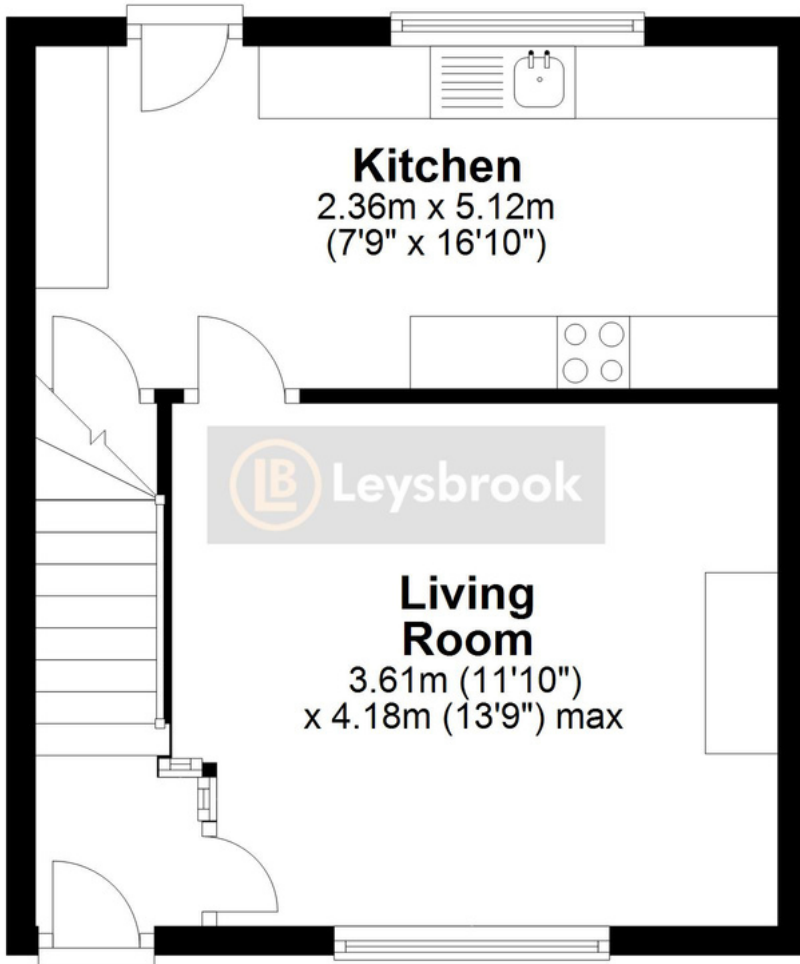
Driveway providing off road parking

South facing rear garden



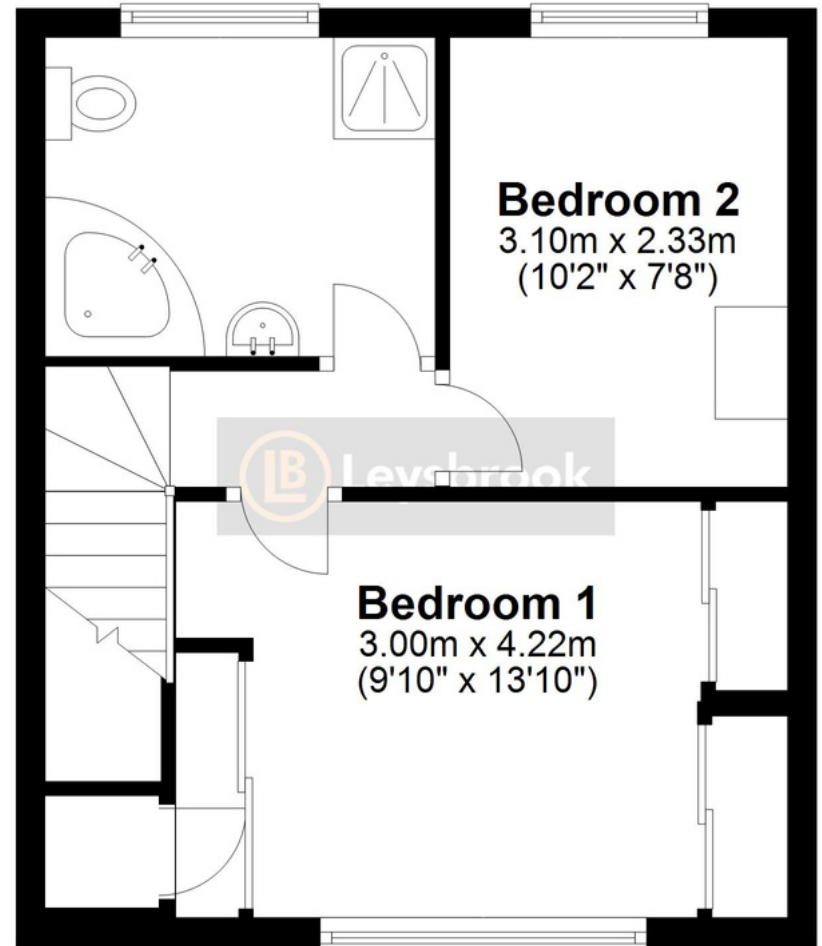
Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 62.8 sq. metres (676.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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