



Ellice, Letchworth Garden City, Hertfordshire. SG6 2LW





3 Bedroom Terraced House £325,000 Freehold

Located just 0.8 miles from Letchworth town centre and mainline station, this EXTENDED three DOUBLE bedroom family home offers light and spacious accommodation throughout and is complete with an enclosed rear garden and garage making for the ideal first time home.

- Three double bedrooms
- Garage
- Extended to rear
- Large kitchen with breakfast bar
- Ground floor fourth bedroom potential
- Close to town and mainline station
- Enclosed rear garden
- Freehold
- Council tax band C
- Awaiting EPC

Room Descriptions:

Hall/Dining Room:

Natural wood floor. Radiator. Stairs leading to first floor accommodation.

Living Room:

Abt. 13' 6" x 11' 5" (4.11m x 3.48m) Natural wood floor. Radiator. Fireplace. Upvc double doors out to the garden. Open plan to dining area.

Kitchen:

Abt. 9' 9" x 12' 2" (2.97m x 3.71m) Tiled floor. Brick slip feature wall. Tiled splashback. Integrated oven with gas hob. Extractor fan. Sink and draining board. Storage. Breakfast bar. Window to front aspect. Plumbed appliances. Space for double fridge/freezer.

Extension:

4th bedroom or study potential. Carpet. Windows

to side and rear aspect. Boiler. Radiator.

Bedroom One:

Abt. 15' 1" x 9' 0" (4.60m x 2.74m) Window to rear aspect. Carpet. Radiator.

Bedroom Two:

Abt. 8' 6" x 8' 9" (2.59m x 2.67m) Window to front aspect. Carpet. Radiator.

Bedroom Three:

Abt. 8' 0" x 9' 8" (2.44m x 2.95m) Window to rear aspect. Carpet. Radiator.

Bathroom:

Vinyl flooring. Bath with shower. Free standing sink. Low level WC. Part tiled walls. Heated towel rail. Privacy window to front aspect.

About the Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country

living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via

Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

Agents Note:

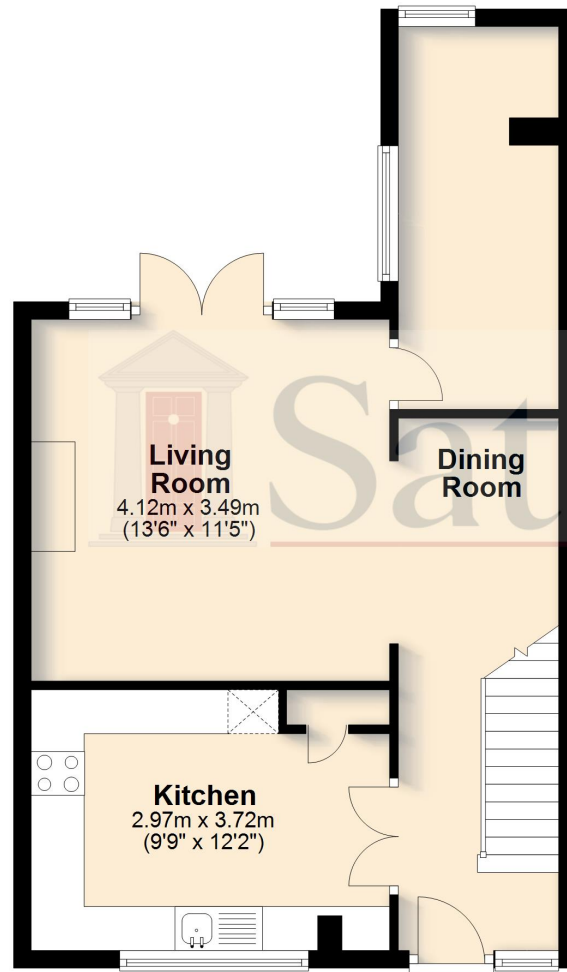
Draft details yet to be approved by the vendor and may be subject to change.



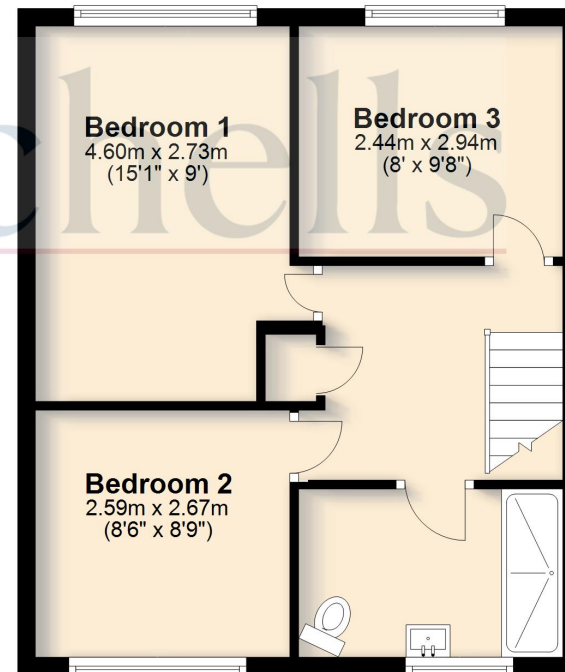


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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