28, Cloisters Road

Letchworth Garden City,
Hertfordshire, SG6 3JS
Guide Price £525,000

COUNTRY PROPERTIES
PART OF HUNTERS

Four Bedroom Detached Family Home In Need Of Major Refurbishment & Regeneration. Located In A Very Sought After Location With Scope To Extend And Improve Subject To Relevant Planning Consents. The Property Is Being Sold By Informal Tender

- To be sold by informal tender. All offers in writing by Thursday February 18th 2021.
- it is all about the location with this four bedroom detached family home.
- The property is in need of a major overhaul throughout and offers huge scope to improve and modernise throughout.
- Two separate reception rooms.
- Ground floor cloakroom.
- Approx 100ft West facing rear garden.

Ground Floor

Entrance Hall

Stairs to the first floor. Parquet floor.

Cloakroom

Comprising a low level wc and a wash hand basin.

Lounge

18' 7" x 11' 1" (5.66m x 3.38m)
Dual aspect room with window to the front and a casement door and windows to the rear garden. Open fireplace. Parquet floor.

Dining Room

11' 0" x 10' 5" (3.35m x 3.17m)
Window to the front. Parquet floor.

Kitchen

11' 7" x 10' 7" (3.53m x 3.23m)
Some fitted cupboards and a sink unit. Understairs cupboard. Wall mounted gas boiler. Window to the rear aspect and door leading to the garden.

First Floor

Landing

Window to the rear aspect. Airing cupboard housing water tank. Access to the loft space.

Bedroom One

11' 3" x 11' 0" (3.43m x 3.35m)
Window to the front aspect. Built in cupboard.

Bedroom Two

11' 0" x 10' 5" (3.35m x 3.17m)
Window to the front aspect. Built in cupboard.

Bedroom Three

11' 0" x 6' 10" (3.35m x 2.08m)
Window to the rear aspect.

Bedroom Four

9' 0" x 7' 9" (2.74m x 2.36m)
Window to the rear aspect.

Bathroom

5' 7" x 4' 3" (1.70m x 1.30m)
Three piece suite comprising a low level wc, wash hand basin and panelled bath. Window to the side aspect.

Outside

Front Garden

Mature front laid to lawn with various shrubs. Driveway leading to the garage.

Rear Garden

Approx 100ft Westerly facing rear garden. Mature with numerous shrubs and trees.

Garage

Single garage with personal door to the rear garden.

Agents Note

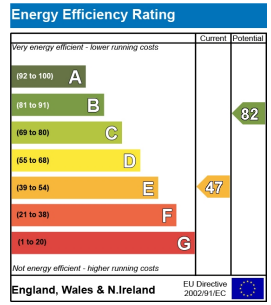
This property is being sold by informal tender and all offers are to be in writing. The closing date is Thursday 18th February 2021.

Offers must be sent to:
Mr Stuart King,
Davies King Chartered Surveyors,
5 Gernon Walk,
Letchworth Garden City,
SG6 3HW.

Please outline the amount of your offer clearly with details of how the purchase will be financed. If you have a related sale please give details of your selling agent. Please can you also provide details of the solicitor who would act for you.

GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1101 SQ.FT. (102.3 SQ.M.)

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