



Martin Way, Letchworth Garden City, Hertfordshire. SG6 4XU

Satchells



## 3 Bedroom End of Terrace House £190,000 Freehold

An excellent opportunity to step onto the property ladder with this well-presented three bedroom end of terrace home, offered for sale via Shared Ownership at a 50% share. Benefitting from an end of terrace position, the property enjoys additional space and privacy, with allocated parking providing convenient off-road parking. To the rear, there is a generous enclosed garden, offering a safe and private outdoor space perfect for families or those who enjoy spending time outside.

- Shared ownership at 50%
- Freehold
- Garden studio/parlour
- Three bedrooms
- Two allocated parking spaces
- Enclosed rear garden
- End of terrace
- Close to town and mainline station
- Calling first time buyers
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

UPVC door to front. Laminate flooring. Radiator. Carpeted stairs to first floor. WC.

### **Living Room:**

Abt. 13' 3" x 13' 6" (4.04m x 4.11m) Laminate flooring. Double glazed window to front. Radiator. Opens through to dining room. Pocket door from hallway.

### **Dining Room:**

Abt. 10' 4" x 8' 5" (3.15m x 2.57m) Laminate flooring. Radiator. Double glazed French doors to garden patio. Pocket door to kitchen.

### **Kitchen:**

Abt. 10' 4" x 7' 8" (3.15m x 2.34m) Tiled flooring. Double glazed window to rear aspect. Upvc door to side. Worktops with a range of wall and base mounted units and integrated sink/drain, oven, gas hob and extractor. Space for plumbed appliances and fridge/freezer.

### **WC:**

Tiled floor. Radiator. Double glazed privacy window to front. WC. Wash basin.

## **First Floor**

### **Landing:**

Carpet. Airing cupboard. Double glazed privacy window to side aspect.

### **Bedroom One:**

Abt. 12' 2" x 9' 5" (3.71m x 2.87m) Laminate flooring. Double glazed window to rear aspect. Radiator. Built in cupboard.

### **Bedroom Two:**

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Laminate flooring. Double glazed window to front aspect. Radiator. Built in wardrobe.

### **Bedroom Three:**

Abt. 9' 1" x 6' 8" (2.77m x 2.03m) Carpet. Double glazed window to front

aspect. Radiator. Built in cupboard.

### **Bathroom:**

Abt. 5' 2" x 6' 9" (1.57m x 2.06m) Tiled flooring. Tiled walls. Double glazed privacy window to rear aspect. Wash hand basin with vanity unit. WC. Bath with mixer taps, wall mounted shower and glass screen. Radiator.

## **Outside**

### **Front Garden:**

Mostly laid to lawn and enclosed with low level picket fence and gate. Pathway leading to covered front door and gated side access to garden.

### **Rear Garden:**

Mostly laid to lawn and enclosed with fencing. Patio space to rear of property and gravel path leading to the outbuilding at the back of the garden. Non overlooked to rear and has gated side access. Additional timber storage box with felt roof.

### **Parking:**

Two allocated spaces directly to front of property. On road parking also available.

### **Garden Studio/Parlour**

Abt. 6' 7" x 19' 3" (2.01m x 5.87m) Timber construction with a felt pent roof. Insulated. Water and drainage. Electrics with separate fuse board. Outside light. Spotlights internally. Currently utilised as a dog grooming parlour however would make the ideal home office. Double glazed window and French doors to front.

## **Additional Information**

### **Agents Note:**

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

Shared Ownership Details:

50% Share price: £190,000  
Full ownership also available  
Rent: £322.75 (includes service charges)

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains  
Electric: Mains  
Drainage: Mains  
Flood risk: No/Low  
Mobile/Phone: Good  
Tenure: Freehold  
Council Tax Band: C  
Council tax payable: TBC

For further material information please contact the office marketing this property.

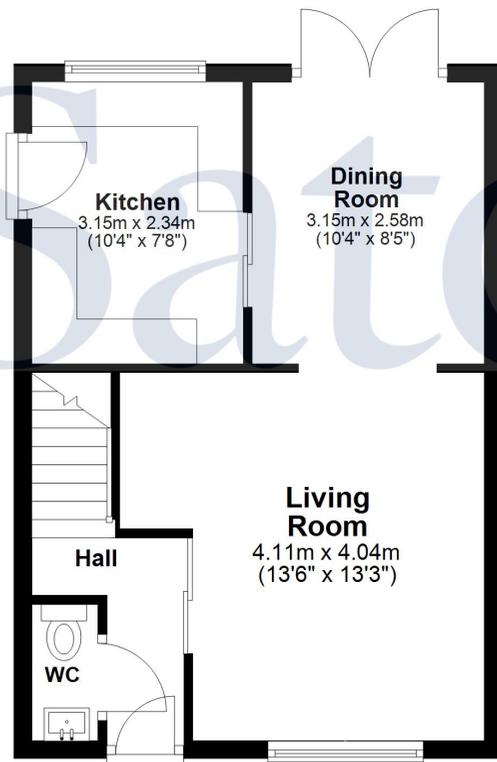
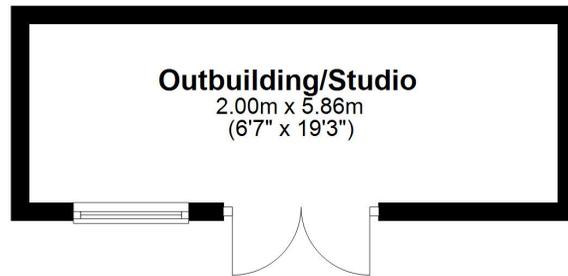




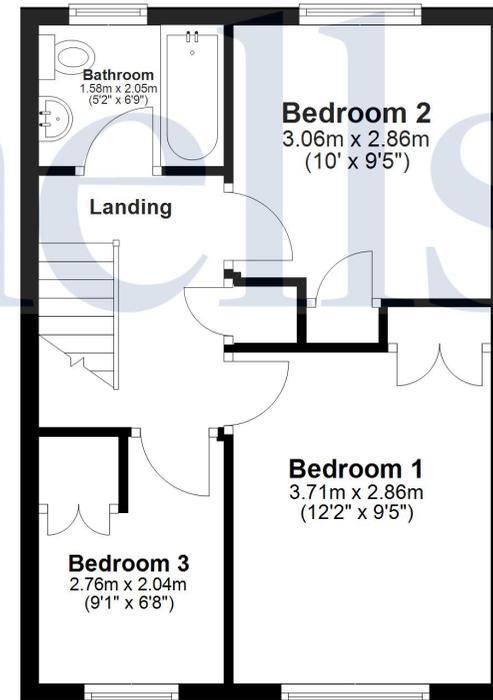
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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

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## Ground Floor



## First Floor



For illustration 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.