



# 2, Horace Gay Gardens

Letchworth Garden City,  
Hertfordshire, SG6 4XP  
£295,000

country  
properties

A modern two bedroom house offered with no upper chain. The property is located within easy walking distance of the town centre and main line train station. On the ground floor there is a dual aspect lounge/dining room and a fitted kitchen with integrated oven and hob. Upstairs there are two bedrooms and a modern bathroom suite. The property is fully double glazed and has electric heating. The rear garden is enclosed and there is also an allocated parking space.

## Ground Floor

### Entrance Porch

Small entrance porch with door leading to the lounge.

### Lounge/Dining Room

23' 5" x 12' 5" (7.14m x 3.78m)

Double glazed window to the front and double glazed French doors leading to the rear garden. Electric heaters. Tv and telephone points.

### Kitchen

9' 3" x 5' 7" (2.82m x 1.70m)

Fitted in a range of matching base and eye level units providing ample storage space. One and a half bowl stainless steel sink unit with mixer tap. Integrated oven and hob. Plumbing for a washing machine and space for a fridge/freezer. Tiled floor. Double glazed window to the rear aspect.

## First Floor

### Landing

Double glazed window to the side.

### Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

Double glazed bay window to the front aspect. Cupboard housing megaflow water tank. Electric heater.

### Bedroom Two

11' 5" x 6' 5" (3.48m x 1.96m)

Double glazed window to the rear aspect. Electric heater.

### Bathroom

Modern three piece suite comprising a low level wc, wash basin and panelled bath with shower attachment over. Tiled walls. Chrome heated towel rail. Double glazed window to the rear aspect.

## Outside

### Front Garden

Small lawned area with pathway leading to the front door.

### Rear Garden

Laid to lawn with patio area adjacent to the rear of the house. Timber shed and fencing. Gated side access.



## Allocated Parking Space

There is an allocated parking space assigned to the property.

## Agents Note

The owner has informed us of the following information:

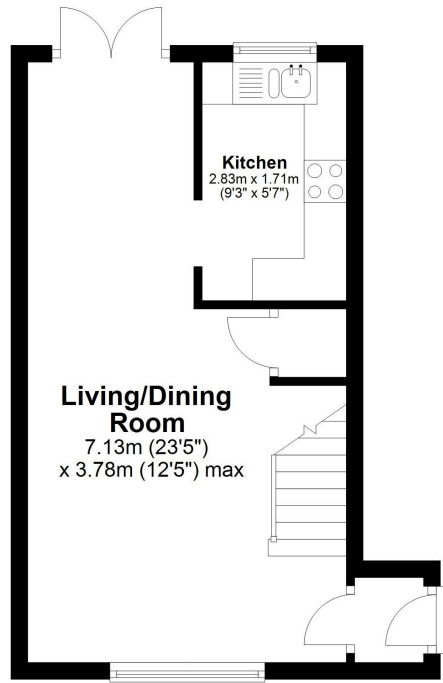
Leasehold: 125 years from 1991 (91 years remaining)

Service Charge: Approx. £210 pa

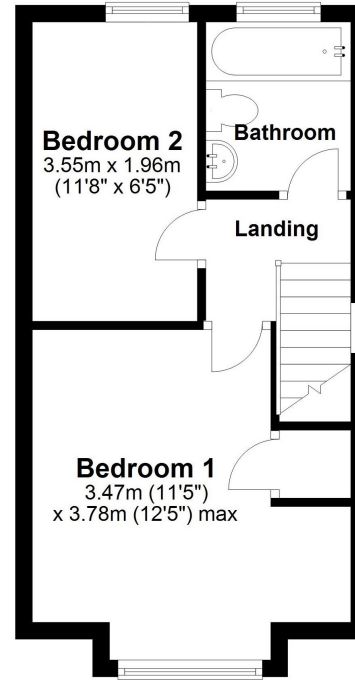
Ground Rent: £25 pa

Council tax band: C





**Ground Floor**  
Approx. 27.8 sq. metres (299.7 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (298.9 sq. feet)

**Total area: approx. 55.6 sq. metres (598.6 sq. feet)**

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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