



23 Horace Gay Gardens, Letchworth Garden City, Hertfordshire. SG6 4XP





2 Bedroom End of Terrace House £270,000 Leasehold

A well presented, TWO bedroom, end of terrace house situated within a quiet cul-de-sac within walking distance to Letchworth town centre and train station. Complete with enclosed rear garden and TWO allocated parking spaces, this property makes for the ideal investment of first time buy!

- End terrace
- Two allocated parking spaces
- Private rear garden
- Close to town and mainline station
- Ideal investment or first time buy
- Two bedrooms
- Cul-de-sac location
- Leasehold
- Viewing recommended
- EPC rating D. Council tax band C

Ground Floor

Living/Dining Room:

Abt. 12' 1" x 10' 7" (3.68m x 3.23m) Window to front aspect. Sliding doors to rear garden. Laminate flooring. Two electric radiators. Door to front. Stairs leading up. Built in under stair storage.

Kitchen:

Abt. 9' 4" x 5' 7" (2.84m x 1.70m) Window to rear aspect. Laminate flooring. Plumbed appliances. Integrated oven, electric hob and extractor fan. Worktops with under and over cupboards. Sink and drainer. Sliding door.

First Floor

Bedroom One:

Abt. 10' 7" x 10' 3" (3.23m x 3.12m) Carpet. Window to front aspect. Built in wardrobes. Built in cupboard. Electric radiator.

Bedroom Two:

Abt. 10' 5" x 10' 3" (3.17m x 3.12m) Carpet. Window to rear aspect. Electric radiator.

Bathroom:

Lino flooring. Sink. WC. Bath with electric shower and glass shower screen. Privacy window to rear aspect. Heater. Extractor fan.

Outside

Garden:

Enclosed rear garden mostly laid to lawn with shrub borders. Gated side access. Small front garden.

Parking:

Two allocated parking spaces next to the property.

Agents Note:

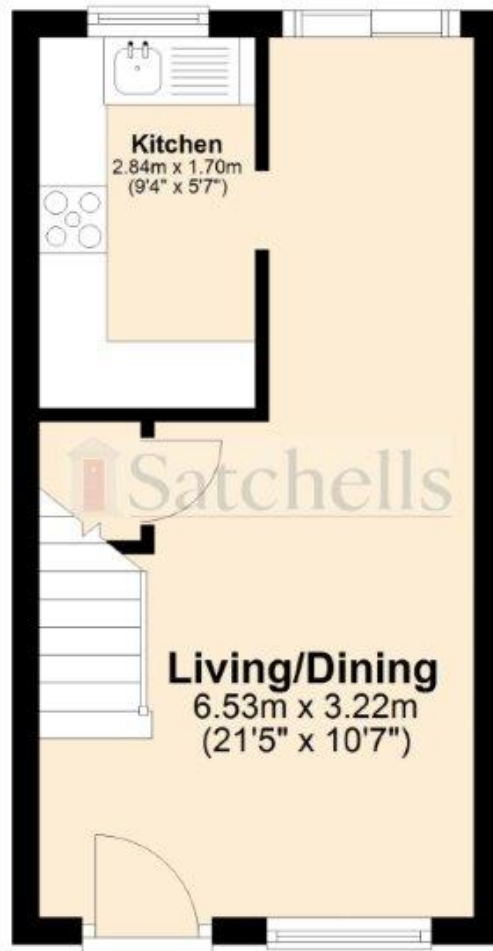
Draft details yet to be approved by the vendor and may be subject to change.



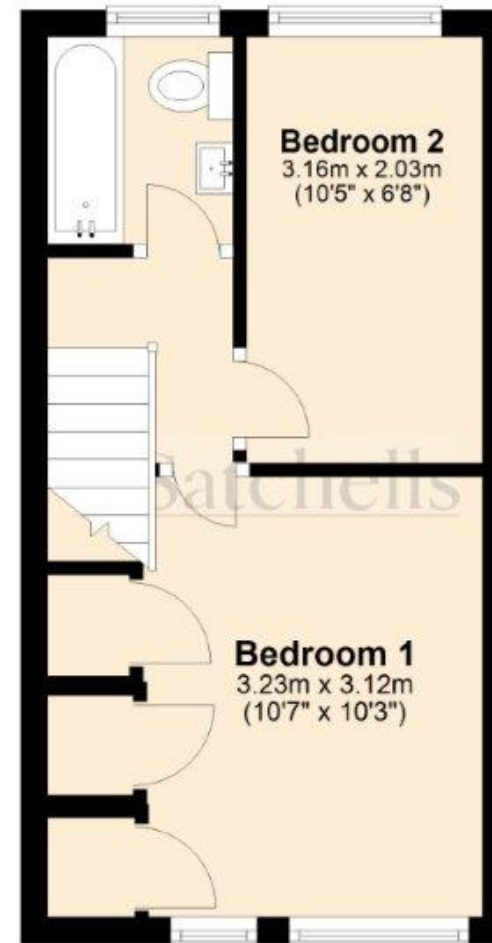
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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