



Horace Gay Gardens, Letchworth Garden City SG6 4XP

| Satchells



2 Bedroom Terraced House

£274,000 Leasehold

Offered CHAIN FREE and perfect for first-time buyers, this charming 2-bed home in Letchworth Garden City boasts an ideal location close to town. Enjoy good-sized bedrooms, a lovely garden, and off-street parking. An excellent opportunity for comfortable and convenient living!

- CHAIN FREE
- Two allocated parking spaces
- Private sunny enclosed garden
- Perfect first time buy
- Close to town and mainline station
- Investment opportunity
- Two bedroom mid-terrace
- Ground rent and service charge £24 pcm
- Brand new flooring throughout
- Leasehold - 91 Years remaining
- EPC rating D. Council tax band C

Ground Floor:

Living/Dining Room:

Abt. 21' 5" x 10' 7" (6.53m x 3.23m) Window to front aspect. Carpet. Storage cupboard. Stairs leading to first floor. Sliding door to rear. Access to kitchen. Ceiling light fitting. Electric heating.

Kitchen:

Abt. 9' 4" x 5' 7" (2.84m x 1.70m) Tiled flooring. Window to garden aspect. Worktops with a range of wall and base mounted units and integrated oven, electric hob, extractor and sink. Space for plumbed appliances and fridge/freezer.

First Floor:

Bedroom One:

Abt. 10' 7" x 10' 3" (3.23m x 3.12m) Carpet. Built-in storage cupboard. Fitted wardrobes and overhead cupboards. Windows to front aspect. Electric heater.

Bedroom Two:

Abt. 10' 5" x 6' 8" (3.17m x 2.03m) Carpet. Window to rear aspect. Electric heater.

Bathroom:

Lino flooring. Privacy window to rear aspect. Bath with mixer taps and wall mounted shower with glass screen. Vanity unit with integrated WC and wash basin.

Outside:

Rear Garden:

South facing. Enclosed with fencing providing rear access to property from allocated parking. Landscaped with raised lawn area, planted borders and patio area.

Parking:

Two allocated spaces to rear of the property.

Additional Information:

Agents Note:

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





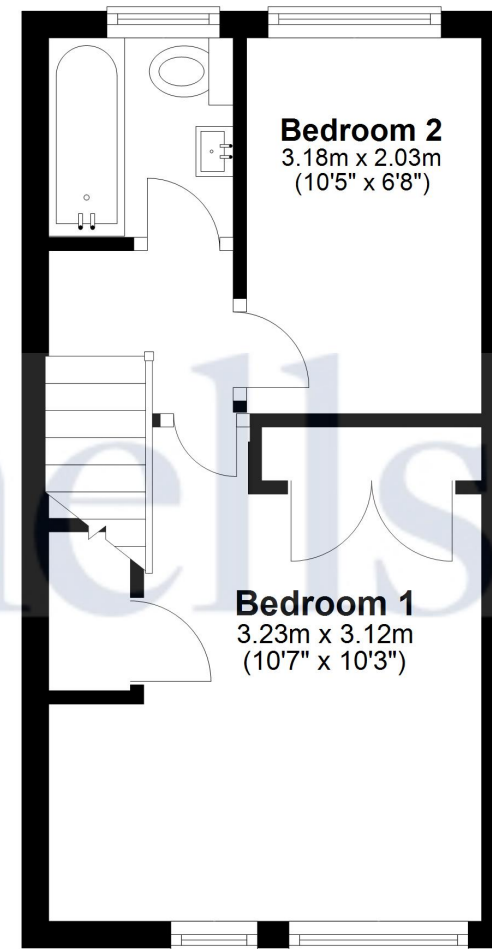
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Ground Floor



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.