



Kyrkeby, Letchworth Garden City, Hertfordshire. SG6 2PA





3 Bedroom End of Terrace House

£325,000 Freehold

Situated in a quiet cul-de sac, this three bedroom end of terrace property is within walking distance of the town centre and mainline station and offers versatile accommodation and three good sized bedrooms. Ideal for investors, this property is of non-standard construction.

- Freehold
- Three bedrooms
- Two bathrooms
- End terrace
- Nonstandard construction
- Enclosed rear garden
- Large storage unit in garden
- Walking distance to town and mainline station
- Good access to A1M
- EPC rating D. Council tax band B

Ground Floor**Entrance Hall:**

Upvc door to front. Laminate flooring. Carpeted stairs to first floor. Storage cupboard. Large storage cupboard.

Living Room:

Abt. 13' 7" x 11' 8" (4.14m x 3.56m) Laminate flooring. Double glazed window to front aspect. Radiator.

Kitchen/Dining Room:

Abt. 10' 3" x 9' 2" (3.12m x 2.79m) Laminate flooring. Radiator. French doors to utility/bathroom. Worktops with a range of wall and base mounted units with integrated oven, electric hob, extractor fan and sink/drainage.

Utility Room:

Abt. 12' 2" x 7' 7" (3.71m x 2.31m) Tiled floor. Tiled walls. Radiator. Wash basin with vanity unit. French doors to rear garden. Double glazed window to side aspect.

Shower Room:

Tiled floor. Tiled walls. Wash basin. WC. Shower. Double glazed window to rear aspect.

Kitchen:

Abt. 8' 9" x 8' 5" (2.67m x 2.57m) Tiled floor. Part tiled walls. Worktops with a range of wall and base mounted units with integrated oven, gas hob, extractor fan and sink/drainage. Space for plumbed appliances. Window and door to rear garden.

First Floor**Bedroom One:**

Abt. 12' 6" x 11' 2" (3.81m x 3.40m) Laminate flooring. Double glazed window to rear aspect. Space for large wardrobe. Radiator.

Bedroom Two:

Abt. 11' 7" x 10' 2" (3.53m x 3.10m) Laminate flooring. Double glazed window to front aspect. Radiator.

Bedroom Three:

Abt. 8' 9" x 8' 5" (2.67m x 2.57m) Carpet. Double glazed window to front aspect. Radiator.

Bathroom:

Tiled floor. Tiled Walls. WC. Wash basin with vanity unit. Bath with mixer taps and wall mounted shower. Double glazed privacy window to rear aspect.

Outside**Front Garden:**

Path leading to front door. Lawn. Enclosed with raised wall and gate.

Rear Garden:

Patio space and lawn area. Large storage unit. Enclosed with wall and fence.

Parking:

Communal bay parking to front. On road parking available.

Storage Unit:

Abt. 19' 0" x 16' 10" (5.79m x 5.13m) Upvc door to front. Tin roof with guttering. Door to rear.

Agents Note:

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

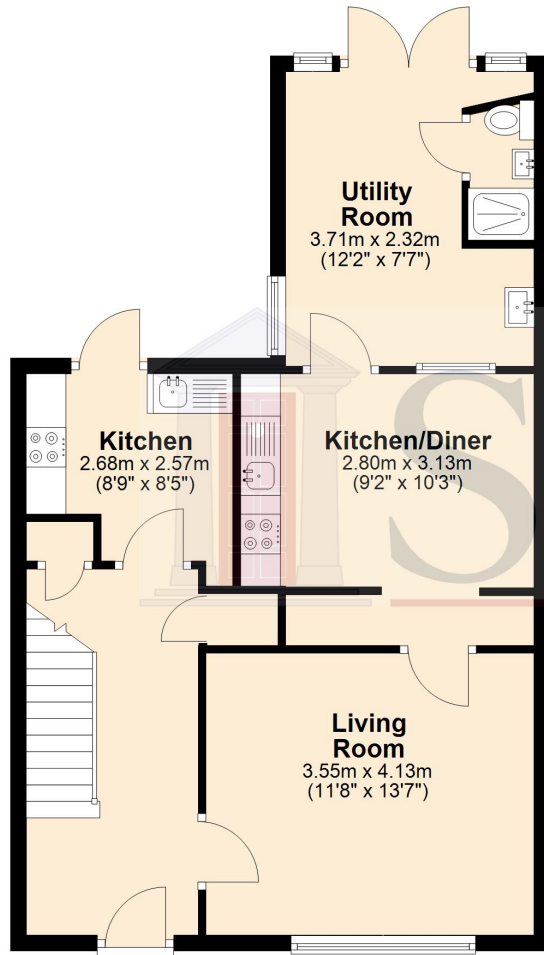




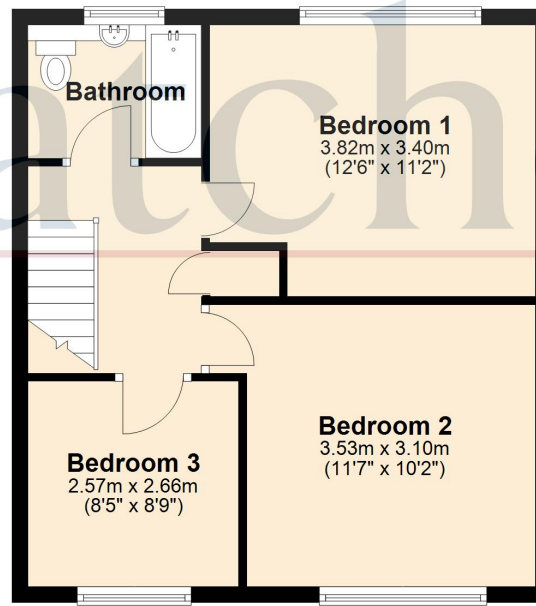
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



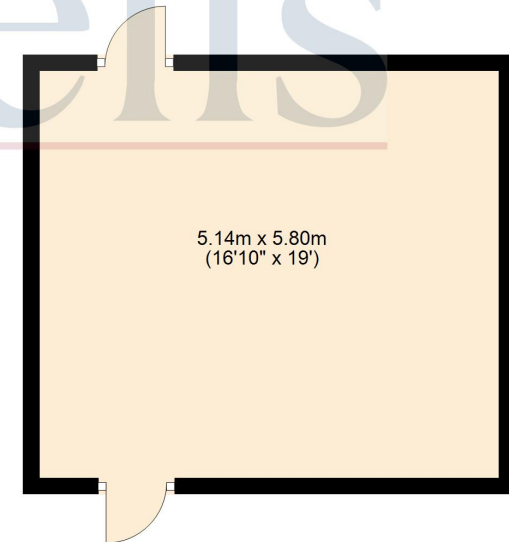
Ground Floor



First Floor



External Storage



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.