



Pix Road, Letchworth Garden City, Hertfordshire. SG6 1PU







## 3 Bedroom End of Terrace House £350,000 Freehold

Offered CHAIN FREE, this great-size, three-bedroom end of terrace property is located just a short walk from Letchworth's town centre and mainline train station. This property is in need of modernisation but offers fantastic potential to modernize and further extend STPP. Along with a driveway, this home has a good-sized enclosed rear garden.



- Freehold
- In need of modernisation
- Chain free
- Close to town and mainline station
- Potential to extend (STPP)
- End terrace
- Private rear garden
- Driveway for 2 cars
- Three good size bedrooms
- EPC rating E. Council tax band C

## **Ground Floor**

### **Living Room:**

Abt. 20' 5" x 10' 9" (6.22m x 3.28m) Carpet. Window to rear aspect. Fireplace. Bay window to front aspect. Radiator.

### **Dining Room:**

Abt. 10' 9" x 10' 9" (3.28m x 3.28m) Carpet. Window to front aspect. Fireplace. Radiator.

### **Kitchen:**

Abt. 10' 6" x 9' 0" (3.20m x 2.74m) Tiled floor. Part tiled walls. Radiator. Window to rear. Door to rear garden.

### **Bathroom:**

Tiled floor. Part tiled walls. Radiator. Window to side. Bath. Sink. WC.

## **First Floor**

### **Bedroom One:**

Abt. 14' 4" x 2' 11" (4.37m x 0.89m) Carpet. Fireplace. Large storage cupboard. Additional partitioned space. Window to front aspect.

### **Bedroom Two:**

Abt. 10' 8" x 11' 0" (3.25m x 3.35m) Carpet. Fireplace. Window to front aspect.

### **Bedroom Three:**

Abt. 12' 6" x 9' 0" (3.81m x 2.74m) Wooden floor. Window to rear aspect. Panelled walls.

### **Outside**

#### **Garden:**

Lean to. Access to side. Multiple sheds. Mostly laid to lawn.

#### **Driveway:**

Concrete drive way. Lawned area to side of driveway.

#### **Agents Note:**

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







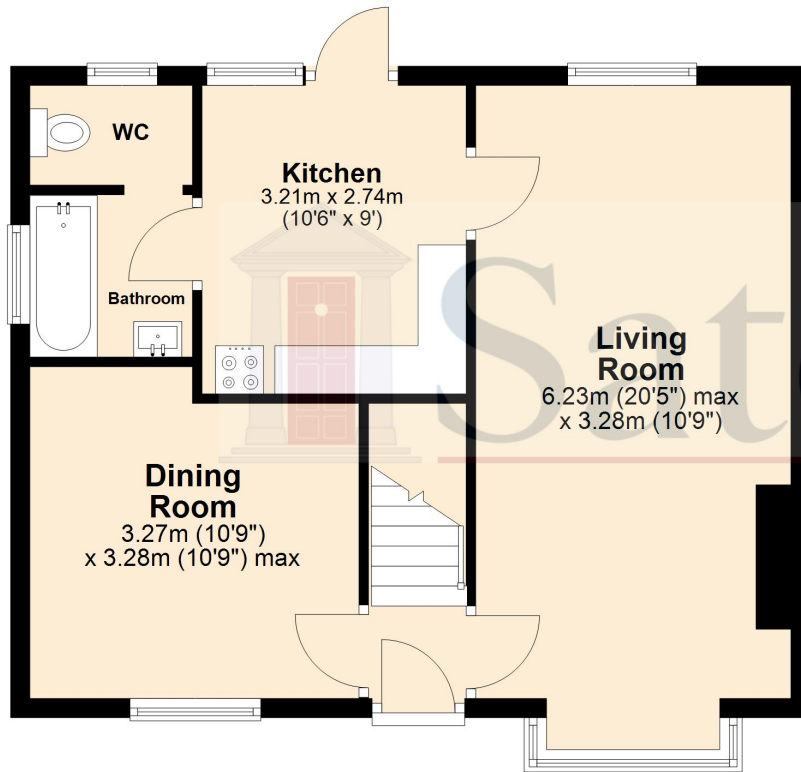


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

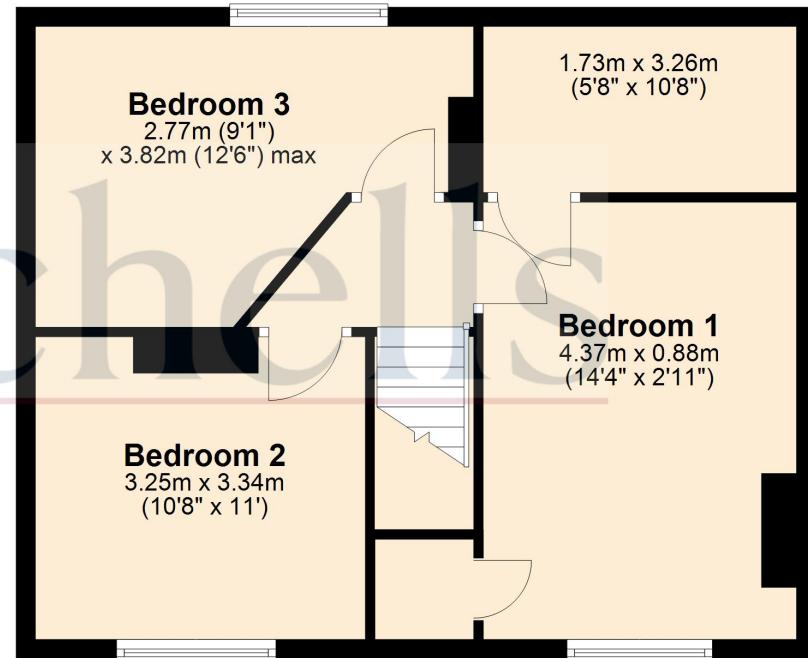




## Ground Floor



## 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.