



190, Kristiansand Way

Letchworth Garden City,
Hertfordshire, SG6 1TY
£360,000

country
properties

Welcome to this charming 3-bedroom end of terrace house, perfectly situated in a peaceful and sought-after neighbourhood. This delightful home offers an excellent opportunity for first-time buyers, families, or those looking to downsize while still enjoying spacious living accommodation and modern conveniences.

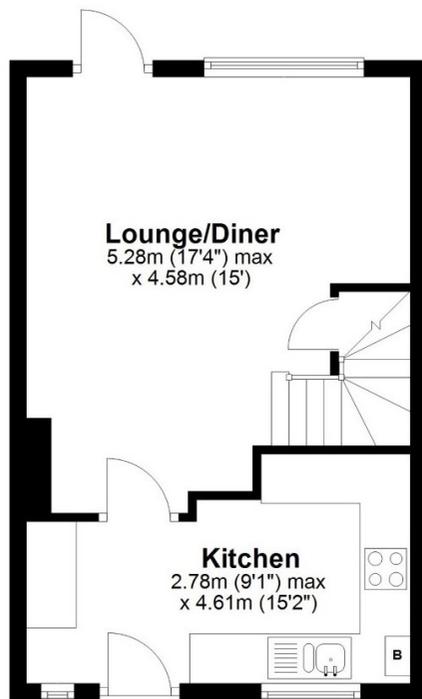
On the ground floor is a modern fitted kitchen with integrated oven and hob and a spacious lounge/dining room which overlooks the rear garden. Upstairs there are three bedrooms and a family bathroom. The rear garden is enclosed and has the benefit of a large Summer House which has power and light. The property also has a single garage nearby and an allocated parking space.

The property is situated on a sought after modern development close to Norton Village and open countryside.

- Modern fitted kitchen with integrated oven and hob.
- Spacious Lounge/Dining Room
- Gas central heating and double glazed windows.
- Large Summer House with power and light.
- Single garage in nearby block.
- Council Tax Band C.
- Leasehold - 87 years remaining.
- No service charge and no ground rent.

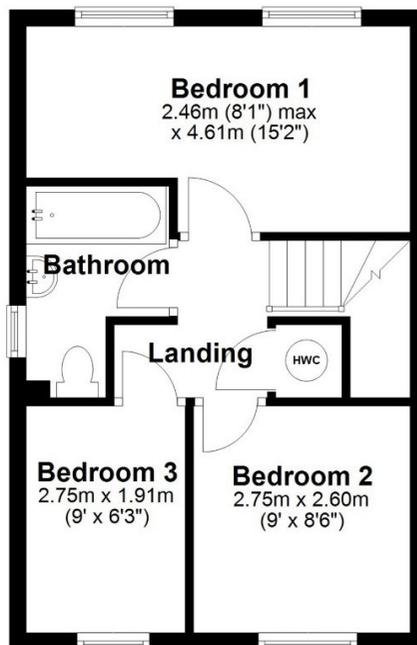






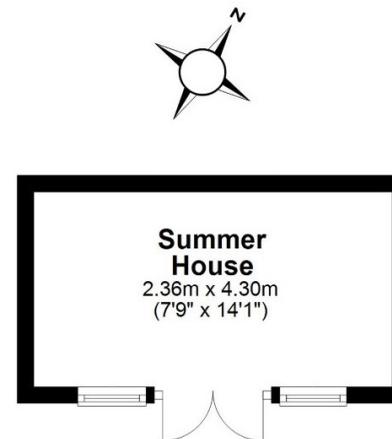
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Total area: approx. 67.6 sq. metres (727.7 sq. feet)

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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