



3 Gillison Close, Letchworth Garden City, Hertfordshire. SG6 1QL





2 Bedroom Maisonette £295,000 Leasehold

A modern and very spacious ground floor maisonette located within a quiet cul-de-sac. This property features a modern kitchen and bathrooms while also benefitting from gas central heating and double glazing throughout as well as allocated parking. Perfect for downsizers and first time buyers.

- Allocated parking
- Quiet cul de sac location
- Modernised and very spacious
- Ensuite to principal bedroom
- Open plan kitchen / diner
- Fantastic storage
- Gas central heating
- Easy access to A1
- Leasehold 157 years. Service charge £120 pcm
- EPC rating C. Council tax band C

Ground Floor

Porch:

Carpet. Upvc door to front. Window to front aspect. Internal door leading through to living room.

Living Room:

Abt. 23' 5" x 16' 10" (7.14m x 5.13m) Carpet. Window to front aspect. Radiator. Tv point. Open plan to dining area.

Kitchen / Dining Room:

Abt. 9' 11" x 9' 6" (3.02m x 2.90m) Laminate flooring. Spotlights. Two windows to rear aspect. Radiator. Plumbed appliances and space for full height fridge/freezer. Worktops with tiled splashback and a range of wall and base mounted units with integrated: sink & drainer, oven and gas hob with extractor fan. Boiler integrated in to cupboard.

Internal Hall:

Carpet. Radiator. Storage cupboards.

Principal Bedroom:

Abt. 11' 3" x 10' 4" (3.43m x 3.15m) Carpet. Radiator. Window to front aspect with integrated blinds. Built in wardrobes. Ensuite shower room.



Ensuite:

Laminate floor. Tiled walls. Sink with vanity unit. WC. Shower with glass doors and screen with wall mounted shower unit. Mirrored wall. Extractor fan.

Bedroom Two:

Abt. 10' 0" x 8' 1" (3.05m x 2.46m) Carpet. Radiator. Window to rear aspect.

Bathroom:

Laminate floor. Part tiled walls. Sink with vanity unit. WC. Bath with mixer taps and shower. Extractor fan. Mirrored wall mounted units. Integrated shelf.

Outside

Parking:

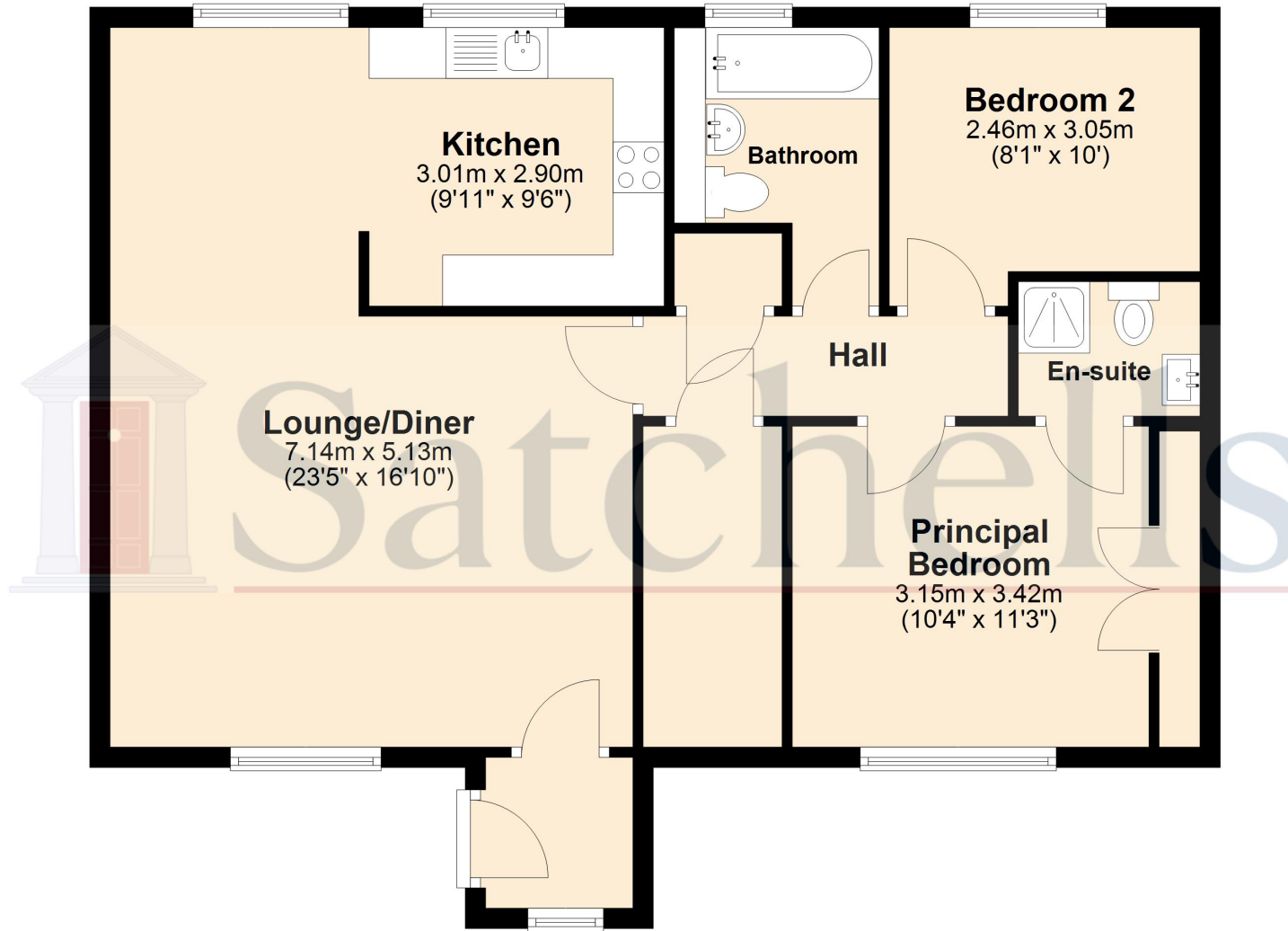
Allocated parking directly to the front of the property. Visitors parking available also.

Agents Note:

Draft particulars yet to be approved by vendor and maybe 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



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.