



26, Lytton Avenue

Letchworth Garden City,
Hertfordshire, SG6 3HT
£300,000

country
properties

An Early Garden City two bedroom semi detached home in need of modernisation and improvement. The property is centrally located close to the town centre and train station along a small pedestrian walkway.

The property has a spacious kitchen/diner, ground floor bathroom and a lounge with bay window overlooking the rear garden. On the first floor there are two double bedrooms. Outside there is a large corner plot with a South facing rear garden. This part of Lytton is Resident Permit Parking only. 26 Lytton Avenue does not have off street parking.

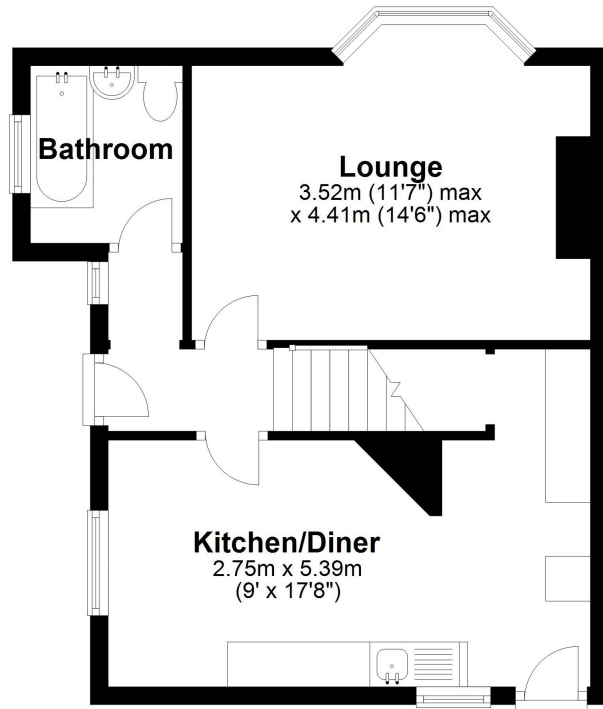
Lytton Avenue is a tree lined road with a mixture of different properties located in Letchworth Garden City, Hertfordshire. Letchworth Garden City is a planned town and one of the first garden cities in the world. It was founded in the early 20th century. Ebenezer Howard, the town's founder, envisioned a community that combined the benefits of both city and country living.

- Leasehold. Brand New 125 year lease, no service charge or ground rent.
- Offered with vacant possession - no upper chain.
- The property is located at the end of a pretty pedestrian walkway.
- The property is in need of modernisation and updating throughout.
- This part of Lytton Avenue is Resident Permit Parking Only.
- For viewings we recommend parking in either Gernon Road or the Town Centre.
- A house of special interest.
- Subject to the Garden City Scheme of Management

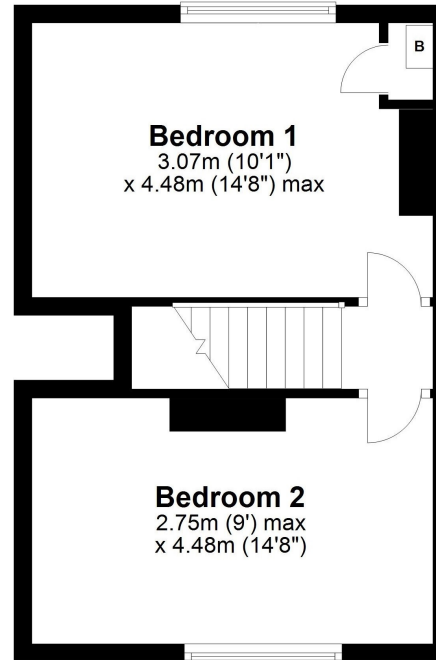




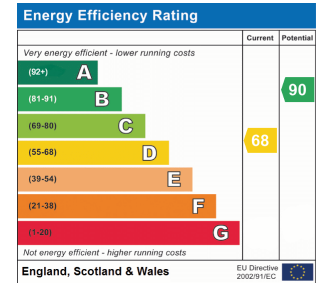
Total area: approx. 69.0 sq. metres (743.0 sq. feet)



Ground Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor
Approx. 29.8 sq. metres (321.0 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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