



# 82, Hillbrow

Letchworth Garden City.

Hertfordshire, SG6 3RE

Offers in Excess of **£294,500**

country  
properties



Three bedroom end terrace house in need of a total refurbishment and modernising throughout. The property is offered with no upper chain.

- Offered with vacant possession - no upper chain
- Spacious dual aspect lounge.
- Ground floor bathroom.
- Three good size bedrooms.
- In need of modernising and updating throughout.
- Large rear garden.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Meter cupboard.

### Lounge/Diner

16' 1" x 11' 8" (4.90m x 3.56m)

Dual aspect with windows to the front and rear. Electric heater. Tiled fireplace.

### Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

A very basic kitchen with a Butler style sink and some cupboards. Tiled walls. Window overlooking the rear garden and door to rear.

### Ground Floor Bathroom

6' 0" x 5' 1" (1.83m x 1.55m)

Comprising a bath and wash basin. High level wc. Ceramic tiling. Window to the front aspect.

## First Floor

### Landing

Access to the loft space. Window to the rear aspect.

### Bedroom One

16' 1" x 8' 11" (4.90m x 2.72m)

Windows to the front, rear and side. Electric heater. Airing cupboard. Wardrobe.

### Bedroom Two

11' 8" x 8' 1" (3.56m x 2.46m)

Window to the front aspect. Electric heater. Wardrobe.

### Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

Window to the rear aspect.

## Outside

### Front Garden

Laid to lawn with shrub borders. Pathway to the front door.

### Rear Garden

Approx 80ft in length and laid to lawn with well stocked beds and borders. Gated access to the side.



## Agents Note

All offers must be submitted in writing using the tender form and sent to – Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '82 Hillbrow, Letchworth, Herts SG6 3RD – OFFER'. The tender form must be completed in full. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED. Email [daviesking@talk21.com](mailto:daviesking@talk21.com).

## Agents Note

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

## Agents Note

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. Full details will be provided with the title pack

The successful purchaser will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

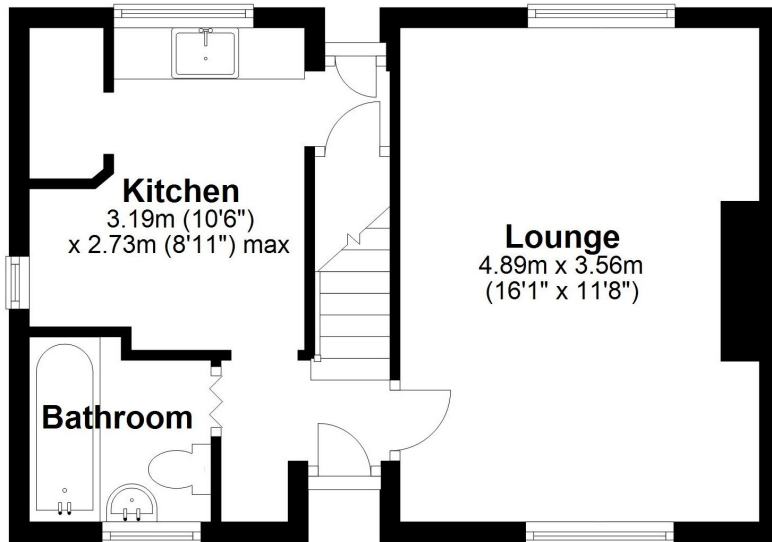
## Tenure

The property is Leasehold  
990 year lease from 29th September 1919.



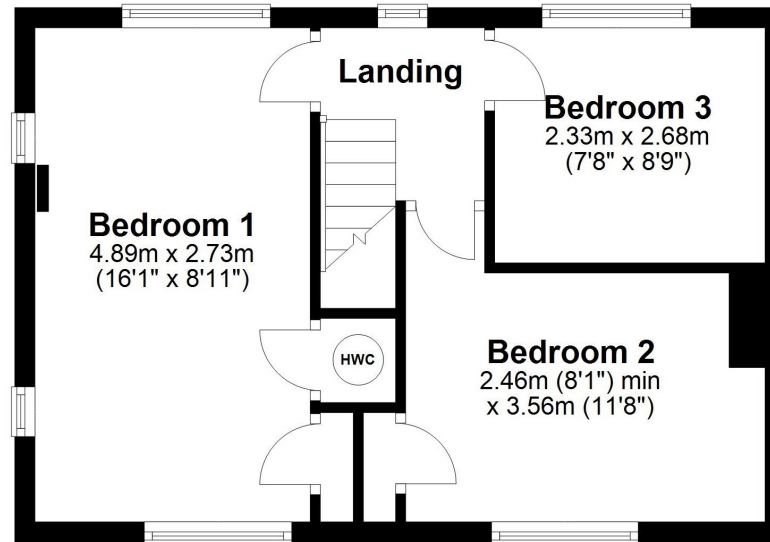


Total area: approx. 69.7 sq. metres (750.1 sq. feet)



### Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



### First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	84
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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