



15, Western Way

Letchworth Garden City,
Hertfordshire, SG6 4SE

Offers in region of **£330,000**

country
properties

Three bedroom end terrace family home in need of modernisation and updating throughout. The property is located on the popular Grange Estate and offers huge scope to improve and extend (subject to relevant planning consents). On the ground floor there is a spacious lounge overlooking the rear garden, kitchen/dining room and a utility room. On the first floor there are three bedrooms, wet room and separate wc. The house is set back from the road with potential for future off street parking (subject to consents) and the rear garden is approx 90ft laid to lawn with mature trees and shrubs.

Ground Floor

Entrance Porch

Front door leading to the entrance hall.

Entrance Hall

Stairs leading to the first floor.

Lounge

14' 1" x 11' 2" (4.29m x 3.40m)
Double glazed sliding patio doors overlooking the rear garden. Tv point. Radiator.

Kitchen/Dining Room

14' 1" x 10' 4" (4.29m x 3.15m)
Fitted units with single drainer sink unit. Plumbing for a washing machine. Double glazed door overlooking the rear garden and double glazed window to the side. Radiator.

Utility Room

Double glazed window to the front and door to the side. Space for a cooker.

First Floor

Landing

Double glazed window to the front aspect.

Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)
Fitted in a range of matching bedroom furniture. Double glazed window to the rear aspect. Radiator.

Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m)
Double glazed windows to the rear and side aspects. Radiator.

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)
Double glazed window to the front aspect. Radiator.

Wet Room

Wet room style shower with a wash basin and a chrome towel rail. Double glazed window to the side aspect.

Separate Wc

Comprising a low level wc. Double glazed window to the front aspect.



Outside

Front Garden

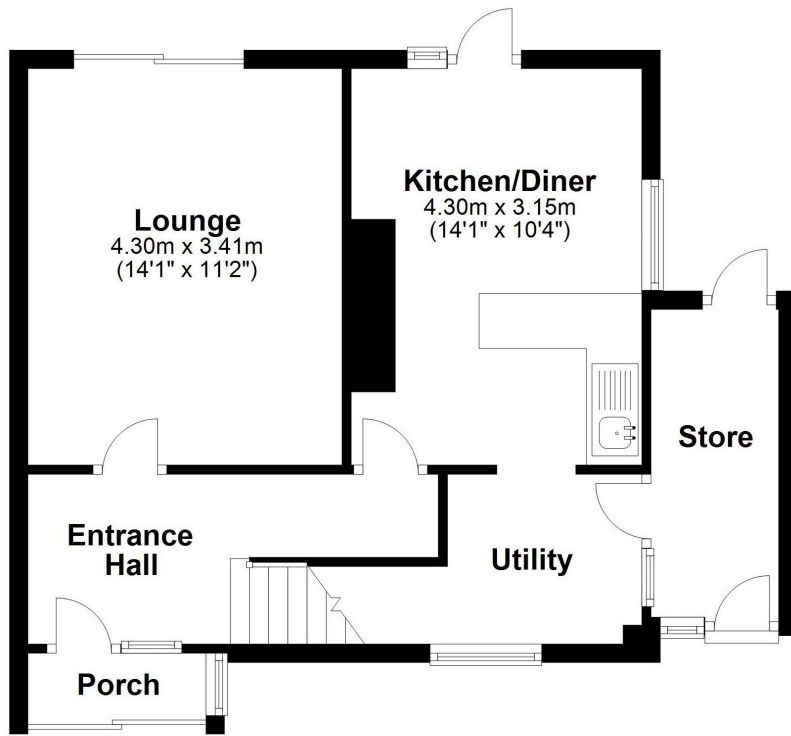
Approx. 50ft front garden laid mainly to lawn with pathway leading to the front door. Gated access to the rear garden.

Rear Garden

A mature rear garden approx. 90ft in length a laid to lawn with mature shrubs and trees. Timber shed.

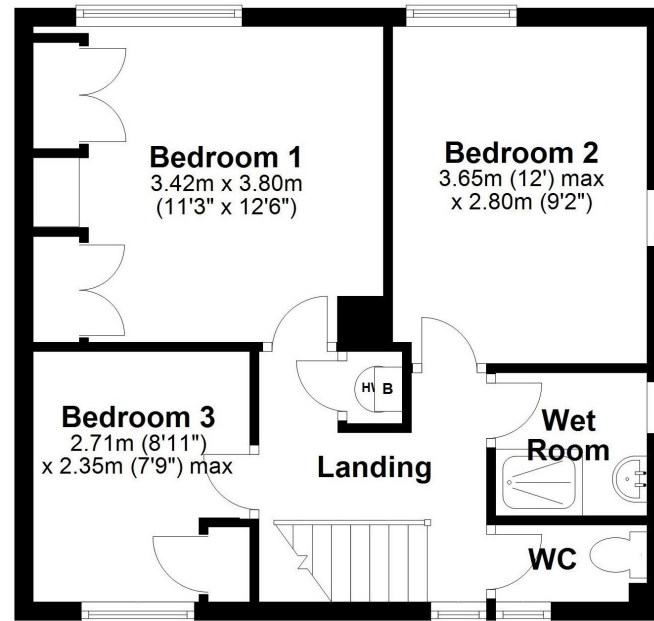


Total area: approx. 89.7 sq. metres (965.3 sq. feet)



Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	84
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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