



Yardley, Letchworth Garden City, Hertfordshire. SG6 2SS





3 Bedroom End of Terrace House £365,000 Freehold

Offered to the market chain free and located within easy walking distance of Letchworth town centre, the mainline train station, A1(M), local schools, and shops, this well presented three bedroom end of terrace property offers bright and generous living space in a highly convenient setting. Complete with front and rear gardens, garage and off road parking, this property makes for the ideal home with spacious accommodation throughout.



- CHAIN FREE
- FREEHOLD
- End of terrace
- Garage and off road parking
- Separate cloakroom
- Three good sized bedrooms
- Easy access to A1(M)
- Walking distance to town and mainline station
- Front and rear gardens
- EPC rating C. Council tax band C

Ground Floor:**Hallway/Entrance Porch:**

Integrated door mat. Carpet. Upvc door to front. Double glazed window to side aspect. Radiator with decorative covering. Stairs to first floor. Storage cupboards.

Living Room:

Abt. 11' 0" x 15' 11" (3.35m x 4.85m) Carpet. Radiator. Upvc French doors leading to conservatory. Double glazed windows to conservatory.

Kitchen:

Abt. 10' 2" x 12' 5" (3.10m x 3.78m) Laminate floor. Radiator. Worktops with a range of wall and base mounted units and integrated electric hob, extractor, mid height electric oven & grill, sink/drain. Double glazed window to front aspect. Plumbed appliances included (dishwasher & washing machine). Dining space.

Conservatory:

Abt. 7' 9" x 12' 1" (2.36m x 3.68m) Carpet. Part brick built. Ceiling blinds. Ceiling Fan. Double glazed Upvc windows and door to garden. Radiator.

Cloakroom:

Carpet. Tiled walls. WC. Wash basin with vanity unit.

Study Area:

Integrated door mat. Carpet. Upvc door to rear. Radiator. Storage space.

First Floor:**Bedroom One:**

Abt. 11' 2" x 11' 2" (3.40m x 3.40m) Carpet. Radiator. Double glazed window to front aspect.

Bedroom Two:

Abt. 10' 3" x 12' 5" (3.12m x 3.78m) Carpet. Radiator. Double glazed window to rear aspect. Fitted wardrobe and chest of drawers.

Bedroom Three:

Abt. 7' 1" x 9' 5" (2.16m x 2.87m) Carpet. Radiator. Double glazed window to rear aspect.

Wet Room:

Fully fitted wet room with level access shower, electric wall mounted shower, low level WC, wash basin, tiled walls, radiator and double glazed privacy window to front aspect.

Outside:

Front Garden:

Well maintained. Mostly laid to lawn with pathway leading to front door. Hedged borders.

Rear Garden:

Sunny position. Well maintained and mostly laid to lawn with patio space to rear, path with steps leading up to patio, side access and access to garage. Established planted borders.

Garage

Parking to front. Up and over door. Side access from garden. Potential conversion opportunity for home studio/office.

Additional Information:

Agents Note:

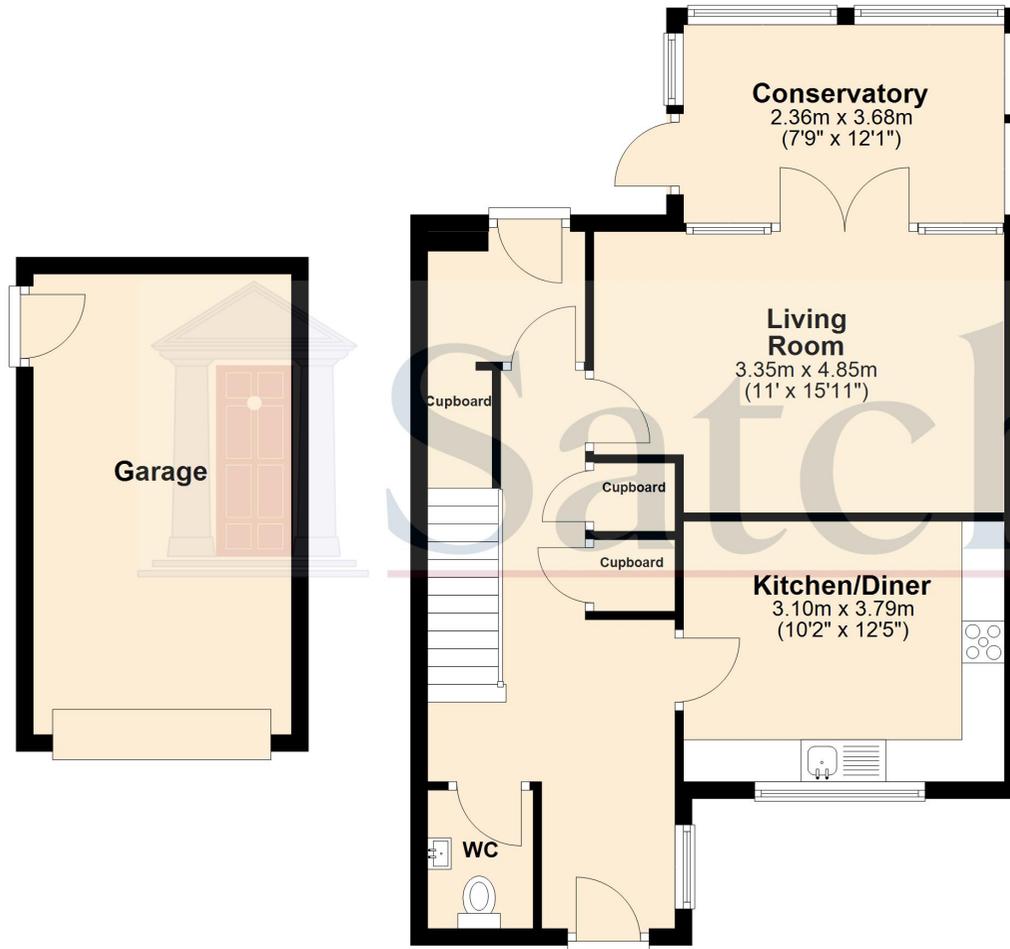
Draft particulars yet to be approved by the vendor and may be subject to change.



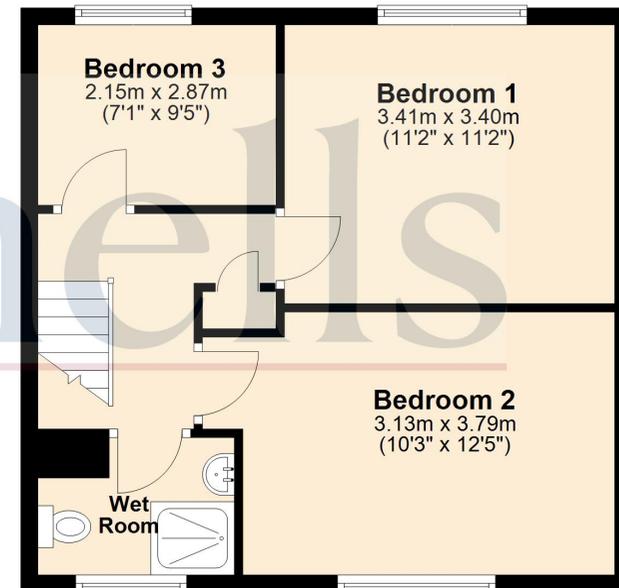


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



First Floor



For illustration 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.