



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/drainage. 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.

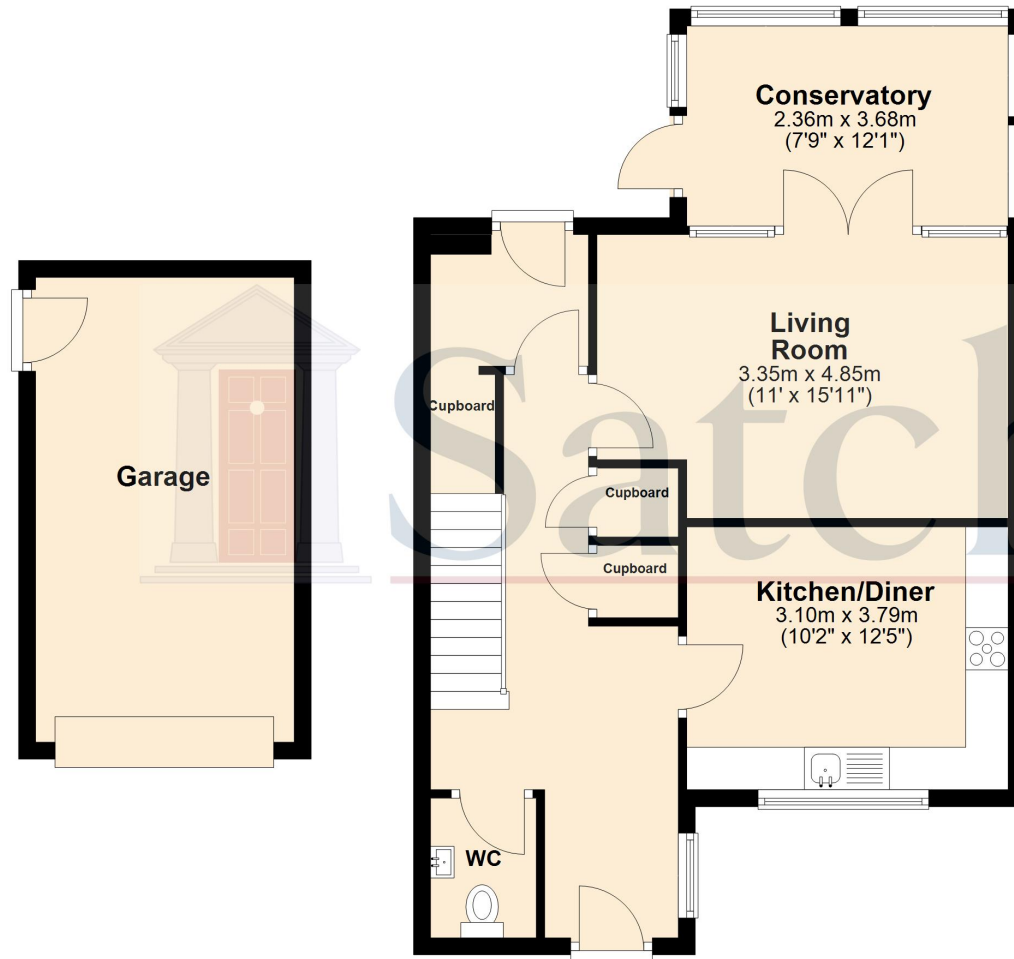




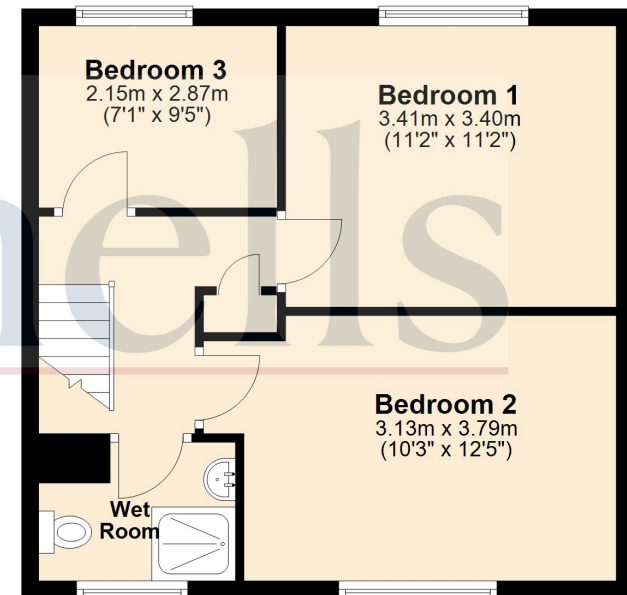
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Ground Floor



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.