



2 The Rickyard, Norton Road, Letchworth Garden City SG6 1AW







## 2 Bedroom End of Terrace House

### £325,000 Leasehold

Offered to the market CHAIN FREE, this well presented and spacious TWO bedroom bungalow is situated within a well maintained retirement development for the over 55's. The property offers outside seating space as well as communal bay parking to the front. The property/development benefits from communal grounds, laundry room, lounges and additional communal kitchen.



- CHAIN FREE
- Lease renewed for new owner
- Bright and spacious
- Retirement development – Over 55's
- Communal off-road parking
- TWO bedrooms
- En-suite WC to principal
- Modern kitchen & bathroom
- Well maintained communal grounds/gardens
- EPC rating D. Council tax band C

## **Ground Floor**

### **Hallway:**

Carpet. Upvc door to front. Double glazed window to front. Built in storage cupboard.

### **Living Room:**

Abt. 12' 3" x 15' 4" (3.73m x 4.67m) Carpet. Dual aspect with double glazed bay window to front and French doors to outside patio area. Radiator. Electric fire.

### **Kitchen:**

Abt. 8' 1" x 11' 0" (2.46m x 3.35m) Tiled floor. Radiator. Double glazed window to rear. Worktops with tiled splashback and range of wall and base mounted units with integrated electric hob, washing machine and sink/drainage. Space for fridge/freezer.

## **Bedroom One:**

Abt. 15' 4" x 9' 2" (4.67m x 2.79m) Carpet. Radiator. Dual aspect double glazed windows to front and rear. Built in wardrobes. En-suite WC.

### **Ensuite WC:**

Tiled floor. Part tiled walls. Wash basin with vanity unit. WC. Heated towel rail. Double glazed privacy window to rear.

## **Bedroom Two:**

Abt. 12' 0" x 9' 11" (3.66m x 3.02m) Carpet. Radiator. Double glazed window to rear. Alcove for wardrobes or dressing table.

**Bathroom:**

Tiled floor. Tiled walls. Double glazed privacy window to rear. Wash basin. WC. Heated towel rail. Walk in shower with wall mounted shower and glass screen.

**Outside****Rear Garden:**

Patio space with well maintained lawn.

**Communal Grounds:**

Well maintained lawn spaces with established planting and flower beds. Courtyard space to the front of the property and maintained lawn to the rear.

**Agents Note:**

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



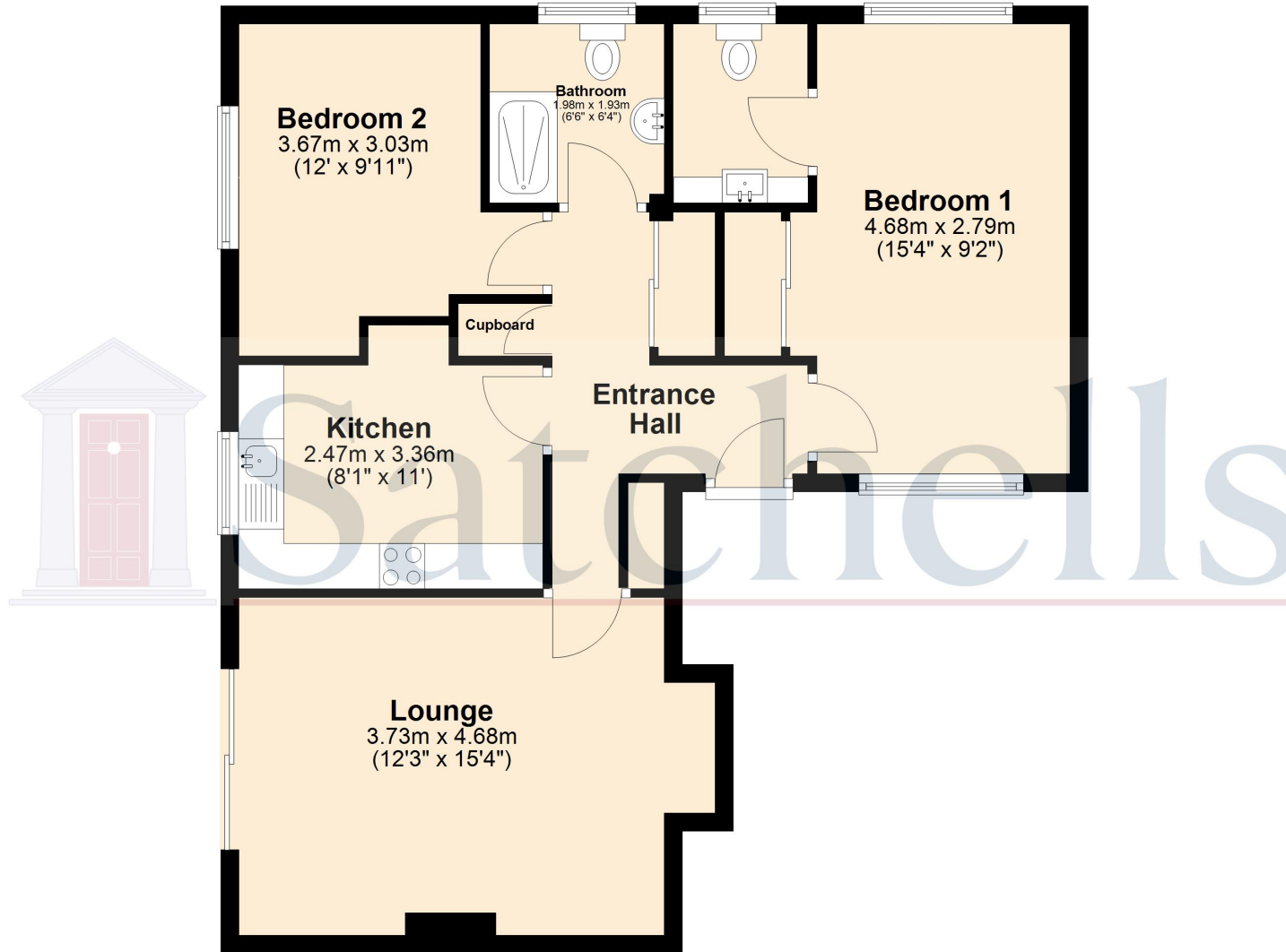




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.