



Swift Close, Letchworth Offers in Excess of £210,000

NO CHAIN - Possible quick move in! FIRST TIME BUYER? NO Stamp DUTY! | Great value for money, offering the benefits of a house at the price of a flat, ideal for first-time buyers and investors | Strong Investment Potential: Attractive to renters with a solid yield, ideal for investors looking for a good return | Efficient Kitchen: Compact and thoughtfully designed kitchen for quick and easy meal preparation | Ample storage, including an understairs cupboard and a sizable landing cupboard, makes keeping the house tidy and organised effortlessly simple | Three piece bathroom suite with electric shower over the bath | Private enclosed rear garden mainly laid to lawn with gated access to side | Allocated OFF ROAD parking space | Excellent Commuter Links: 20 minute walk to the mainline station with fast routes to London and beyond, perfect for commuters | Good road links - short drive to the A1(M) North and South, less than 1/2hr to London Luton Airport



Check Out This Great Value Home, Just A Mile From The Town Centre, All For Offers In Excess Of £210,000. With no Stamp Duty for first time buyers and home movers, this could be the home for you.

It strikes the perfect balance between comfort and practicality, making it an ideal fit whether you're a first-time buyer eager to leave the rental market, coming out of a relationship, an investor or for those looking to downsize. Investors will appreciate the potential for high demand and consistent occupancy with no work to consider before you find your first tenant.....take a look. The yield is strong with over 5% P.A. return.

A good-sized neutrally decorated living space dominates the ground floor with plenty of room for a sofa, armchair and other furniture. You can add soft furnishings and décor that reflects your personal style.

Though compact, the kitchen features everything necessary for daily use, wrapped up in a neat aesthetic. It's designed for efficiency, reducing both your time spent cooking and cleaning.

When it is time to re-charge your batteries there is a good sized double bedroom with fitted wardrobes. A modern bathroom has a shower over the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.

Got a car? The private allocated parking space means you can park on your doorstep - no fighting for a space on a busy street or a walk to get home. There's ample on street parking for visitors too.



But that's not all to the rear an enclosed private detached grassed garden, ideal for soaking up the sun or enjoying a morning coffee.

With the Mainline Station, just 20 minutes away, you can steal a few precious extra minutes in bed and be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside, you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 serve Letchworth well and take you North and South.

We expect a lot of interest in this property. Call the Leysbrook team today to view before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band B

EPC Rating D

uPVC double glazed windows

| GROUND FLOOR

Living Room: Approx 12' 2" x 11' 9" (3.71m x 3.58m)

Kitchen: Approx 7' 1" x 5' 9" (2.16m x 1.75m)

| FIRST FLOOR

Bedroom: Approx 13' 0" x 8' 8" (3.96m x 2.64m)

Bathroom: Approx 6' 2" x 5' 9" (1.88m x 1.75m)

| OUTSIDE

Allocated parking space

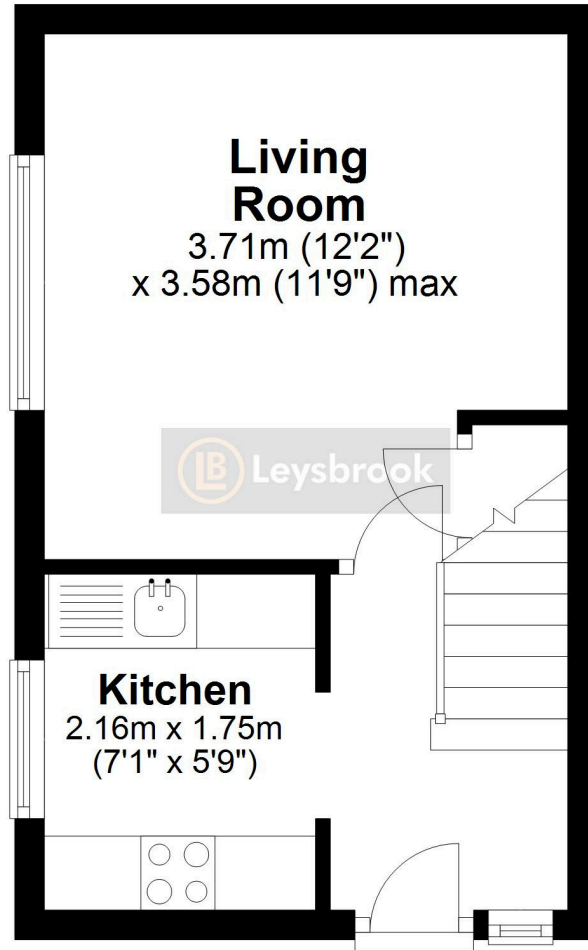
Good size private garden to the side

Small garden area to the front



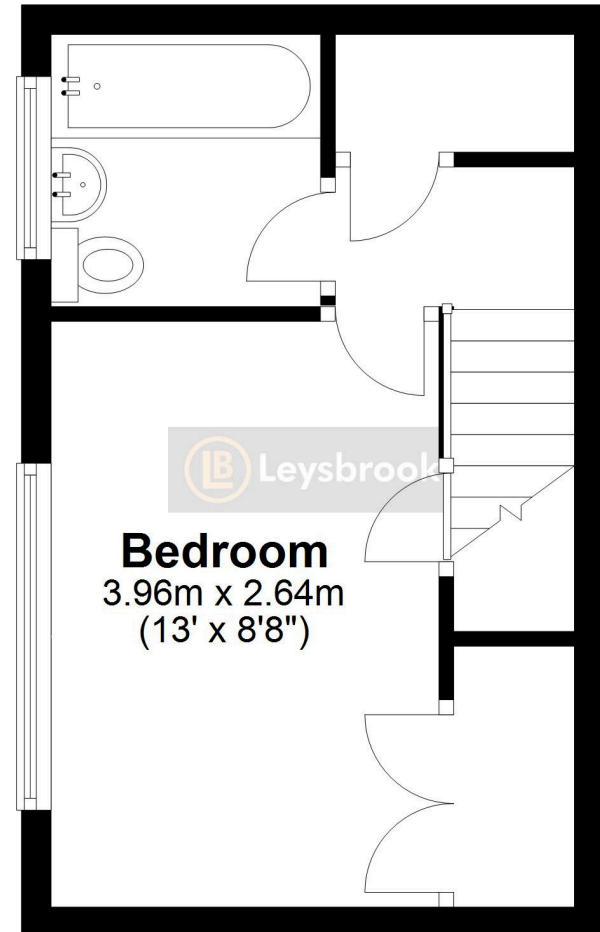
Ground Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 42.1 sq. metres (452.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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