



## 1 Alban Road, Letchworth Garden City, Hertfordshire, SG6 2AT

£260,000

We are delighted to offer this two bedroom end of terrace property situated in a private location on the south side of Letchworth.

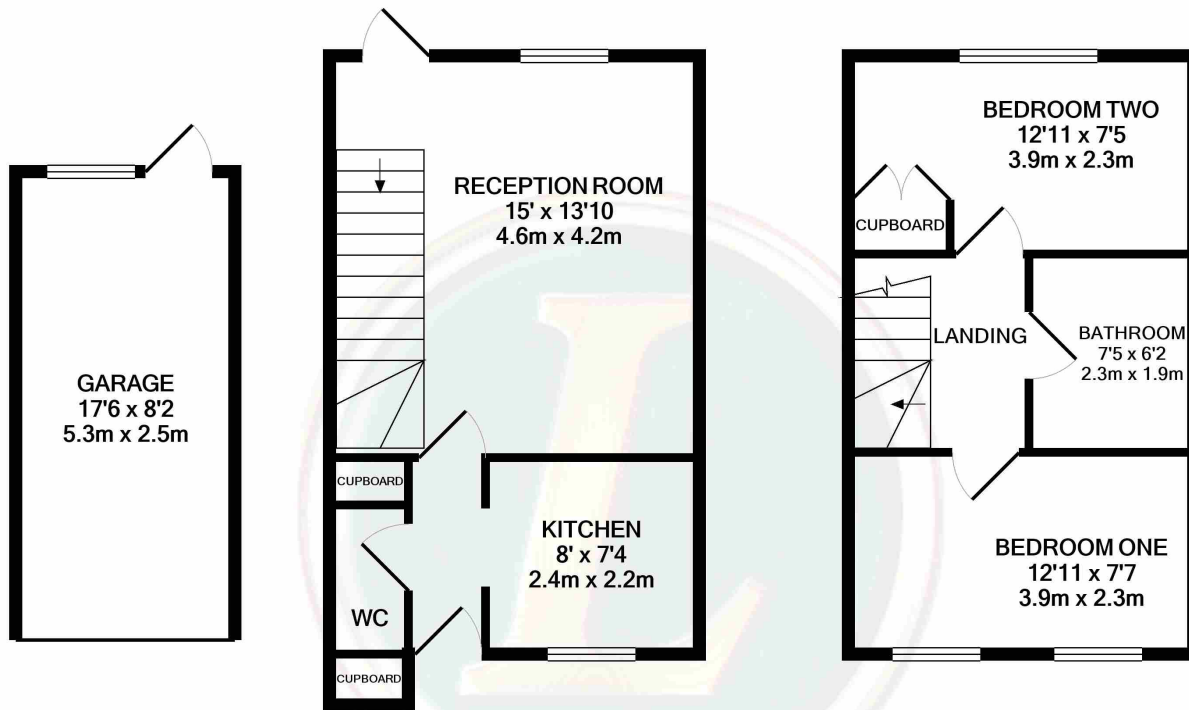
The property consists of an entrance hall with cloakroom and storage. The kitchen has been recently re-fitted and is completed with an integrated wall mounted oven and microwave. The lounge is spacious with a double glazed door that leads to the double width garden. To the first floor the master bedroom consists of a built in wardrobe with mirrored doors. The second bedroom has a built in hanging cupboard. The bathroom consists of a low level w/c, pedestal sink and bath with shower attachment.

The property benefits from off-road parking and a detached garage which has the potential to be utilised as a home office.

The property is conveniently situated close to shops, schools and amenities, and is in catchment for both St. Mary's school in Baldock and Lordship Farm School on Letchworth. There are easy transport links to the town and the A1(M) motorway North & South.

Leasehold: 998 years from 1987 - 965 years remaining.





GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- END OF TERRACE PROPERTY
- RE FITTED KITCHEN
- OFF ROAD PARKING
- DOUBLE WIDTH GARDEN
- PRIVATE LOCATION
- IMMEDIATE ACCESS TO LETCHWORTH GREENWAY
- DETACHED GARAGE
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- LEASEHOLD PROPERTY

