



1, Tabbs Close

Letchworth Garden City,
Hertfordshire, SG6 1DW

£215,000

country
properties

One bedroom cluster house with garden and single garage. Well presented throughout with an 11ft square lounge with french doors to garden. Modern fitted kitchen with oven and hob. Spacious bedroom with storage cupboard over stairs. Double glazed windows and gas central heating. Lovely attached garden and single garage. No above chain, internal viewing recommended.

Ground Floor

Entrance Hall

Window to side. Coat rack. Door to:

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

French doors to garden. Stairs to first floor. Radiator. Door to:

Kitchen

7' 7" x 6' 5" max (2.31m x 1.96m)

Window to side. Units to base and eye level. Roll top work surfaces incorporating stainless steel sink unit with mixer tap. Washing machine and fridge. Ceramic electric hob with oven below and extractor fan over. Understair pantry style cupboard. Tiling to floor and splash backs. Wall mounted gas combination boiler.

First Floor

Landing

Access to loft space. Doors to:

Bedroom

10' 9" to 12' 6" x 11'3" (3.28m to 3.81m x 3.43m)

'L' shaped room with windows to front and side. Radiator.

Bathroom

6' 6" x 4' 8" (1.98m x 1.42m)

Three piece white suite comprising panel bath with mixer tap. Pedestal basin and wc. Tiling to splash back areas. Window to side.

Outside

Rear Garden

Enclosed garden to side with gated access to front. Mainly laid to lawn with borders.

Single garage

In nearby block with up and over door.



Agents note

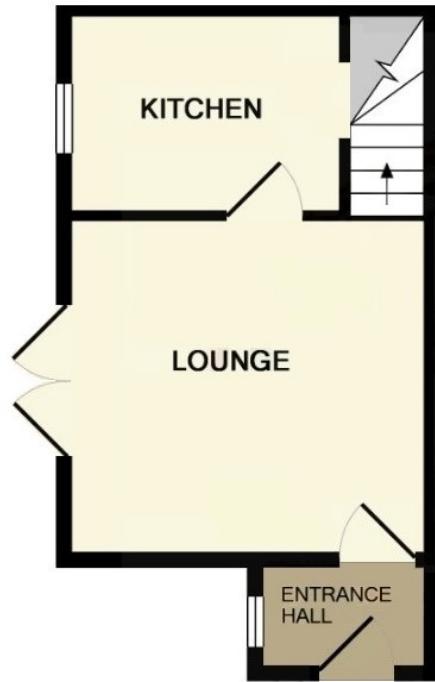
We have been informed of the following information by the owners:

Lease: 150 years from 1986 (112 years remaining)

Ground rent: Peppercorn

NHDC tax band: B





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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