



# 11, The Crescent

Letchworth Garden City,  
Hertfordshire, SG6 1SN

Offers Over **£415,000**

country  
properties

Three bedroom semi detached family home in need of modernisation and refurbishment throughout. The property is located in a sought after area within walking distance of the town centre, train station & numerous local schools. On the ground floor there is an entrance hall with a large store cupboard, 2 reception rooms & kitchen. Upstairs is 3 bedrooms and a wet room. The house has double glazed windows & gas central heating. The rear garden is approx. 105ft in length. There is a driveway with off road parking for 2 vehicles and a detached garage.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Large store cupboard.

### Lounge

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed window to the front aspect.  
Radiator.

### Dining Room

11' 0" x 10' 8" (3.35m x 3.25m)

Double glazed window to the rear aspect.  
Radiator. Door leading to the kitchen.

### Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

As with the rest of the property the kitchen needs a complete overhaul. Single sink unit and plumbing for a washing machine. Double glazed door and window leading to the rear garden.

## First Floor

### Landing

Access to the loft space.

### Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the front aspect.  
Radiator. Airing cupboard housing gas boiler and hot water tank.

### Bedroom Two

12' 10" x 11' 0" (3.91m x 3.35m)

Double glazed window to the rear aspect.  
Radiator.

### Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to the side aspect.  
Radiator.

### Shower Room

Wet room style bathroom with a low level wc, wash basin and wet room style shower.  
Radiator. Double glazed window to the side aspect.

### Front Garden

Tall retaining hedge with off road parking for at least two vehicles. Gated access to the rear garden.



## Rear Garden

Approx 105ft in length. Laid mainly to lawn with mature shrubs and hedges. Gated side access.

## Garage

15' 6" x 8' 0" (4.72m x 2.44m)  
Single detached garage.

## Tenure

Leasehold - 893 years remaining.  
Council Tax Band C.

## Agents Note

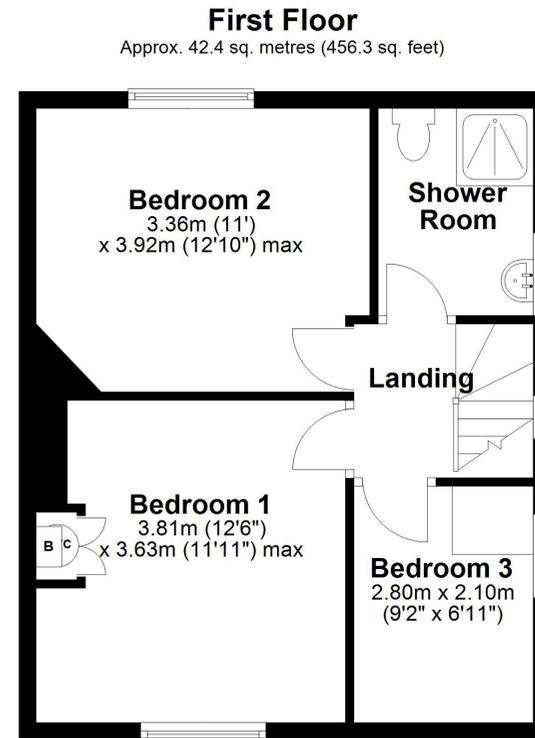
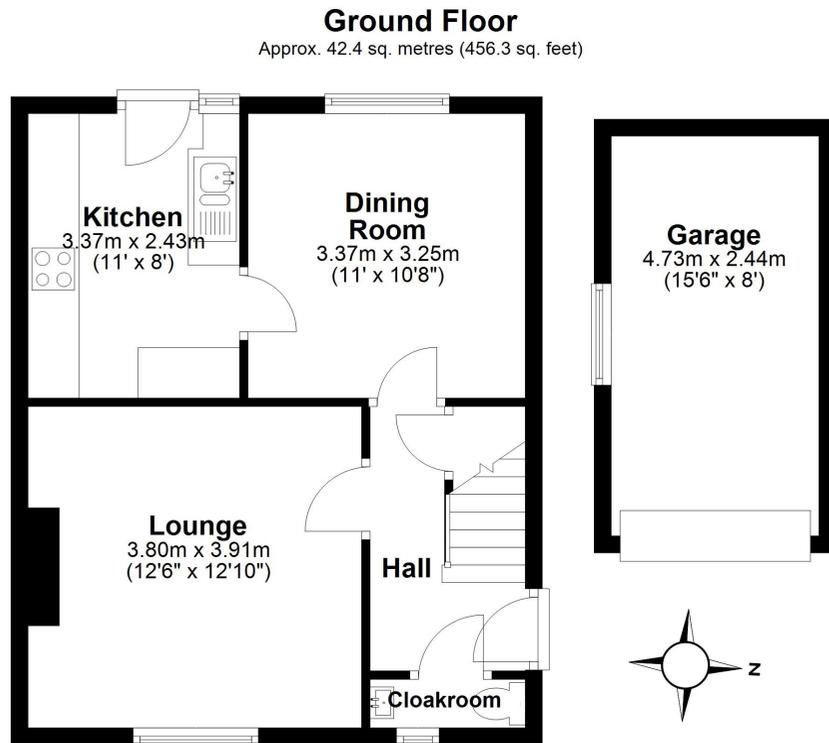
1. All offers must be submitted in writing using the tender form and sent to - Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '11 The Crescent, Letchworth, Herts SG6 1SN - OFFER'. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

2. The successful purchaser will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

3. The property was part of a stock transfer from North Herts District Council in 2003 and is subject to overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. Full details will be provided with the title pack





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total area: approx. 84.8 sq. metres (912.7 sq. feet)

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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www.country-properties.co.uk

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