



22, Linnet Close

Letchworth Garden City,
Hertfordshire, SG6 4FA

£1,700 pcm

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 4 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable on a calendar month in advance. Please see website for full tenancy information.

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Well presented three bedroom semi-detached home with recently updated kitchen & bathroom. Available end of May, subject to references. Situated in a quiet cul-de-sac location. Lovely recently refitted kitchen/diner with appliances and refitted bathroom with separate shower cubicle and underfloor heating. Gas centrally heated, air conditioned and with double glazed windows throughout. handy ground floor WC. 16ft conservatory overlooking the rear garden. Single garage and with ample off road parking. Mature rear garden with patio area. Pets, smokers and sharers not permitted in this instance. Some furnishings can be negotiated.

Ground Floor

Entrance Lobby

Upvc door to front. Electric meter cupboard. Door to garage. Further part glazed wooden door to:

Hallway

Storage cupboard with shelving, also housing gas meter and fuse board. Doors to kitchen, WC and living room. Spacious under stair area with further glazed door to conservatory. Radiator.

WC

Low level WC and wash hand basin. Internal window to lobby.

Kitchen/Diner

3.39m x 4.02m (11' 1" x 13' 2")

Beautifully refitted kitchen with shaker style units to base and eye level with Quartz work surfaces including sink unit with mixer tap. Appliances include electric integrated ceramic induction hob and single oven with microwave function, integrated slim-line dishwasher along with a free-standing fridge freezer and washing machine. Attractive ceramic tiling to splash back areas and wood effect laminate flooring. Gas central heating boiler concealed in cupboard. Radiator. Large window to front aspect.

Living Room

3.68m x 4.02m (12' 1" x 13' 2")

Radiator. Sliding patio doors opening into conservatory. Virgin media point.

Conservatory

2.13m x 4.95m (7' 0" x 16' 3")

With brick base and windows overlooking the garden. Sliding patio doors to rear. Radiator.



First Floor

Landing

Wall mounted air conditioning unit. Radiator. Access to loft space. Door to:

Bedroom One

3.40m x 3.98m (11' 2" x 13' 1")
Window to front. Radiator. Built-in storage cupboard.

Bedroom Two

3.67m x 3.22m (12' 0" x 10' 7")
Window to rear. Radiator.

Bedroom Three

2.89m max x 2.56m (9' 6" x 8' 5")
Window to rear. Radiator. Stair bulkhead.

Bathroom

Lovely refitted bathroom with underfloor heating and window to front aspect. Separate fully tiled shower cubicle with fixed overhead and handset options. Wash hand basin with mixer tap set into vanity unit with cupboard under and low level wc. Wall mounted mirror with LED lighting. Panel bath with mixer tap and attractive marble splash back tiling. Chrome ladder style towel rail.

Outside

Front Garden

Parking for 2 vehicles on driveway. Pathway to front door. Access to garage. Remainder laid to lawn with borders. Side gated access.

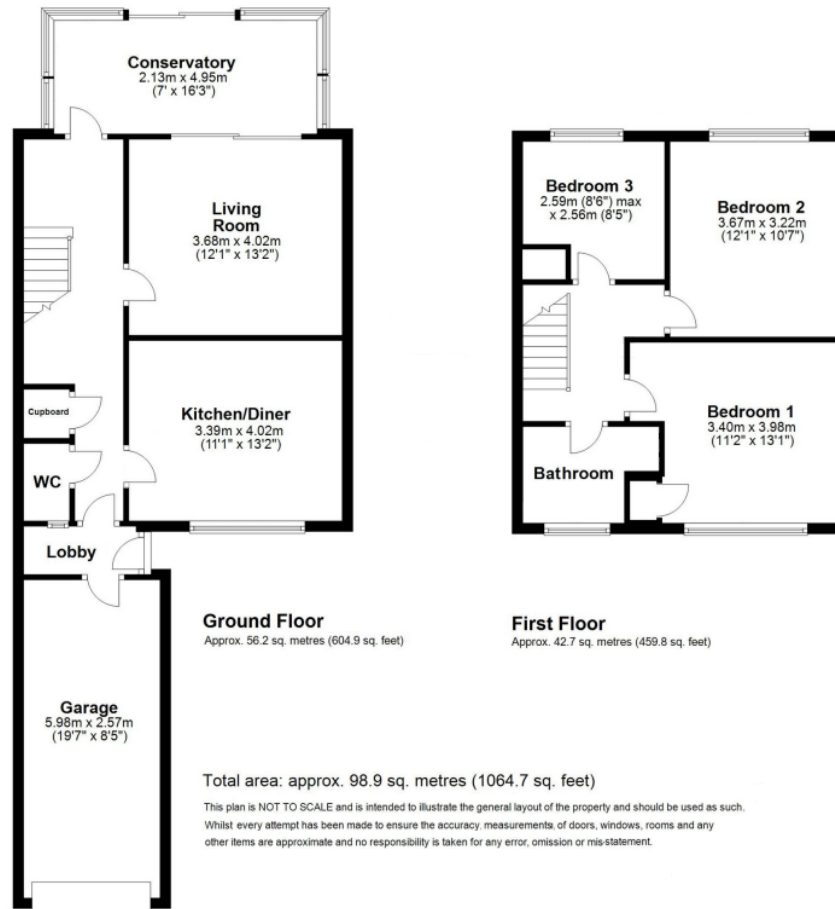
Single Garage

With up and over door to front. Power and light. Rear access opening into lobby.

Rear Garden

Attractive rear garden enclosed by wooden fencing on all sides. Timber shed, gated access to the side. Mostly laid to lawn with raised borders and patio areas.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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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