



36, Lannock

Letchworth Garden City,
Hertfordshire, SG6 2PY

£365,000

country
properties

Deceptively spacious three bedroom terraced home presented in first class condition throughout. Internal viewing comes highly recommended to fully appreciate this family home.

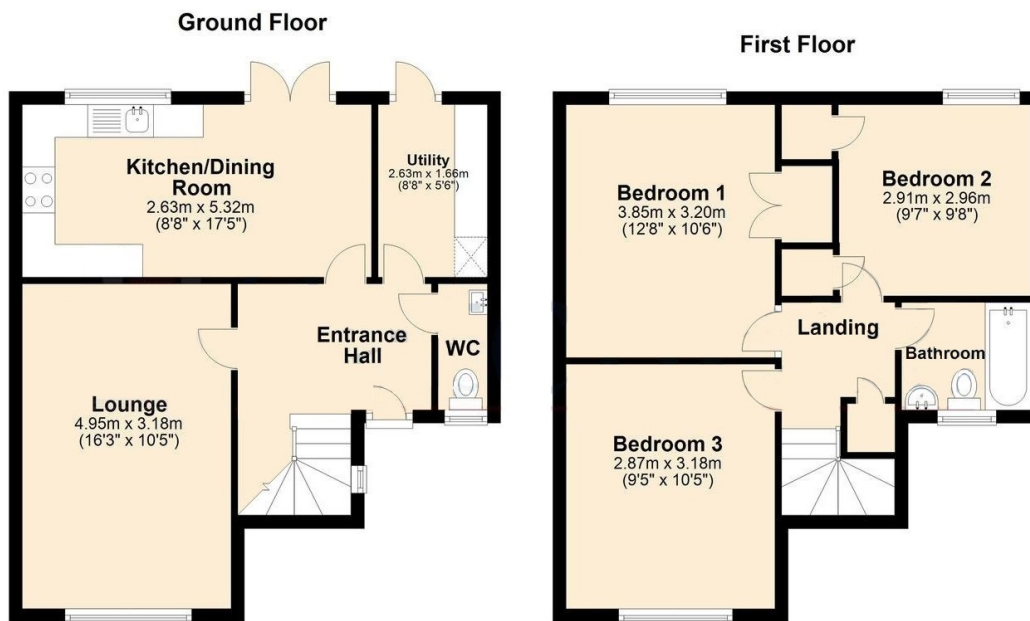
On the ground floor there is a spacious entrance hall, cloakroom, fitted kitchen/dining room, lounge and utility room. Upstairs there are three very good size bedrooms and a modern bathroom suite. Outside there are easy maintenance gardens to the front and rear. The garage is currently let from North Herts and it is our understanding that this can be transferred.

The Jackmans Estate is a residential area located in Letchworth Garden City, Hertfordshire, England. It is one of the several estates within the town, known for its mix of housing types including houses and apartments. The Jackmans Estate is situated in the south eastern part of Letchworth Garden City. It is a popular residential area with amenities such as local shops, schools, and parks nearby and easy access to the A1(M). Letchworth train station has links to Cambridge and London's King's Cross.

- Impressive modern kitchen with some integrated appliances.
- Separate utility room.
- Ground floor cloakroom.
- Easy maintained rear garden.
- Garage available to rent.
- Gas central heating and double glazed windows.







GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor area contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency over the years.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(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		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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