

Rowan Crescent, Letchworth Garden City, Hertfordshire. SG6







2 Bedroom Semi-Detached Bungalow £425,000 Freehold

A fantastic opportunity to acquire this CHAIN FREE, TWO bedroom SEMI-DETACHED bungalow located just a short distance from Letchworth's town centre and mainline station. With a great sized rear garden, garage and off road parking, this property offers fantastic conversion potential STPP.

- In need of modernisation
- Extended semi detached bungalow
- Off street parking and garage
- Good size garden
- Close proximity to Letchworth town centre and mainline station
- Freehold
- Amazing loft coversion potential STPP
- Chain free
- Awaiting EPC. Council tax band D



Ground Floor: Entrance Hall:

UPVC front door, carpet as fitted, leads through to rest of accommodation, storage cupboard.

Living Room:

Abt: 11' 4" x 16' 9" (3.45m x 5.11m) Carpet as fitted, radiator, sliding doors to dining room, window to front aspect, fireplace.

Dining Room:

Abt: 9' 1" x 11' 4" (2.77m x 3.45m) Carpet as fitted, door to rear garden, window to rear aspect, radiator.

Kitchen:

Abt: 10' 9" x 13' 8" (3.28m x 4.17m) Door to side, window to side aspect, window to front aspect, storage cupboard, worktops with a range of wall and base units, space for table and chairs, plumbed appliances, sink and drainer, Lino flooring, radiator.

Bedroom One:

Abt: 10' 6" x 13' 1" (3.20m x 3.99m) Carpet as fitted, window to rear aspect, radiator, built in wardrobes.

Bedroom Two:

Abt: 8' 9" x 10' 0" (2.67m x 3.05m) Carpet as fitted, window to rear aspect, radiator.

Bathroom:

Lino flooring, storage cupboard, bath, wash hand basin, low level WC, window to side aspect, tiled walls.

Loft Space:

Spanning the entire width of the property with very high pitch and fantastic scope to convert STPP, spray foam insulation.



Outside:

Rear Garden:

Path way leading up to the back of the garden, shed and greenhouse, established boarders and flower beds, mostly laid to lawn, trees providing privacy from neighboring property, garage set back in to small portion of the garden, patio area, gated access to driveway.

Front Garden:

Pathway leading to front door with lawn to either side and planted borders.

Garage:

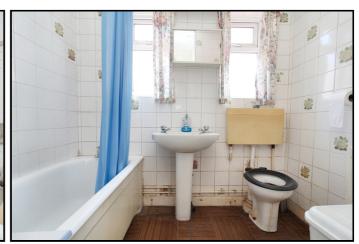
Concrete structure with up and over door.

Parking:

Part shared driveway with parking for one car and potential to extend to larger driveway.















Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.



