



# 12, Sanderling Close

Letchworth Garden City,  
Hertfordshire, SG6 4HY

**£930** pcm

country  
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 week's 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 per calendar month in advance. Please see website for full tenancy information.



Well presented one bedroom house situated in a quiet location with conservatory and own small private garden. Modern fitted kitchen with gas cooker, washing machine, fridge freezer and dishwasher. Well appointed bathroom and spacious bedroom on the first floor. Good size conservatory opening into the rear garden. Gas central heating and double glazed windows and doors. Off road allocated parking to the front of the property. Pets or smokers not considered. Unfurnished and available NOW subject to references.

## Ground Floor

### Entrance

Part glazed upvc door to front. Cupboard housing electric fuse board and meters. Coat hooks. Open access to:

### Lounge

12'1" x 11'11" (3.68m x 3.63m)

Upvc patio doors opening into conservatory. Open tread stairs to first floor. TV and telephone points. Radiator. Wall mounted mirrors. Electric heater. Smoke alarm. Archway into:

### Kitchen

11'11" x 5'6" (3.63m x 1.68m)

Fitted with a range of base and eye level cupboards and drawer units with contrasting work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Gas cooker with stainless steel splash back and extractor hood. Tiling to splash back areas. Washing machine, fridge freezer and dishwasher also included. Window to rear aspect.

## Conservatory

16' 2" x 9' 7" (4.93m x 2.92m)

Part brick and upvc construction. Windows and french double doors opening into garden. Radiators. Wall lights.

## First Floor

### Landing

Triple built in cupboard with sliding doors. Ample storage space and also housing combination style gas central heating boiler. Radiator. Access to loft space. Doors to:

### Bedroom

11' 4" x 8' 7" (3.45m x 2.62m) plus recess Window to rear aspect.



## Outside

### Bathroom

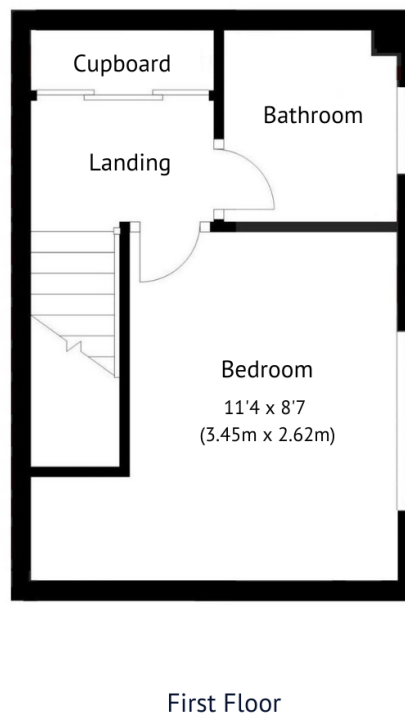
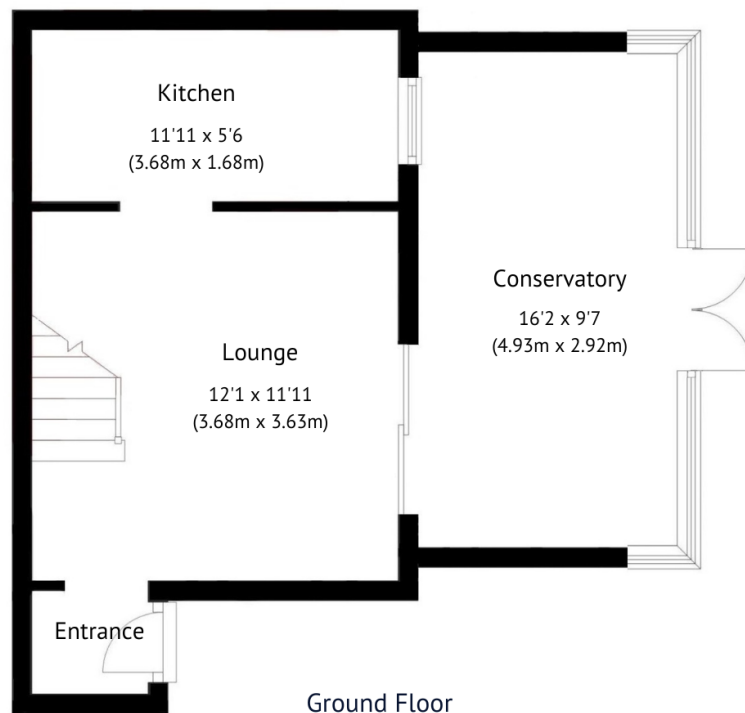
Modern white suite comprising bath with curved shower area, mixer tap and shower attachment. Low level WC and wash hand basin set into vanity unit with storage. Tiling to all splash back areas. Window to rear aspect. Chrome ladder style radiator. Wall mounted mirror and shelving unit.

### Rear Garden

Small enclosed rear garden with decked and paved area. Enclosed by panel fencing with gated access to rear. Wooden storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>88</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>68</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate.  
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.  
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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