



125 Swift Close, Letchworth Garden City, Hertfordshire. SG6 4LH

 **Satchells**



## 2 Bedroom Terraced House

**£300,000 Freehold**

A well presented and extended two bedroom terraced home featuring a spacious open plan living area, allocated parking and a private garden. Conveniently located close to schools, amenities and transport links, this property offers comfort and practicality in a desirable setting.

- Two double bedrooms
- Allocated parking
- Front and rear garden
- Extended
- Close to amenities
- Freehold
- Viewing recommended
- EPC rating C. Council tax band C

## Ground Floor

### Living/Dining Room:

Carpet. Dining area. Patio door to garden. Radiator.

### Kitchen:

Wall and base units. Sink and drainer. Hob and oven. Space for fridge freezer and plumbed appliances. Window to front.

## First Floor

### Bedroom One:

Window to front aspect. Carpet. Radiator. Built in wardrobes.

Combi boiler.

### Bedroom Two:

Window to rear. Carpet. Radiator. Built in wardrobe.

### Bathroom:

Three piece suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Radiator.

### Outside

### Garden:

Mostly laid to lawn with patio area and established shrub borders. Enclosed with fencing. Access to rear.

### Parking:

Allocated parking.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

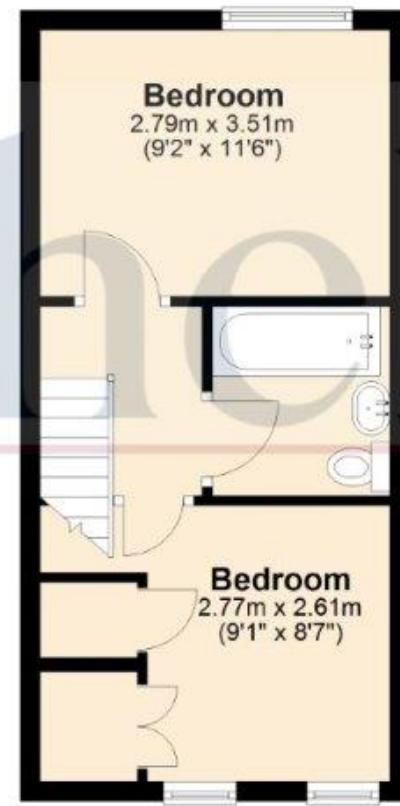


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustration 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.