



# 35, Creamery Court

Letchworth Garden City,  
Hertfordshire, SG6 2UA

Guide Price **£300,000**

country  
properties

COMING SOON. Modern two bedroom house located on the very edge of Letchworth within easy access of the A1(M). The property is offered with vacant possession and no upper chain.

On the ground floor there is an entrance porch leading to the spacious lounge. Fitted kitchen with integrated oven and hob and slimline dishwasher. Upstairs are two good size bedrooms and a shower room. The property benefits from gas to radiator central heating and double glazed windows. The rear garden is approx. 32ft with new fencing.

### Entrance Porch

Upvc double glazed door leading to the entrance porch. Door to lounge.

### Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

Double glazed picture window to the front aspect. Covered radiator. TV point. Stairs to the first floor with storage cupboard under.

### Kitchen

12' 10" x 8' 9" (3.91m x 2.67m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and gas hob with extractor over. Integrated slimline dishwasher and washing machine. Space for fridge/freezer. Large breakfast bar. Radiator. Concealed gas central heating boiler. Double glazed window and door overlooking the rear garden.

### First Floor

#### Landing

Access to the loft space via a loft ladder.



## Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to the front aspect.  
Radiator.

## Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to the rear aspect.  
Radiator. Fitted wardrobes along one wall.

## Shower Room

9' 8" x 4' 9" (2.95m x 1.45m)

Comprising a low level wc, wash basin and large shower cubicle with glass sliding door. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Large linen cupboard.

## Outside

### Rear Garden

Patio area adjacent to the rear of the house with a second patio at the rear of the garden. Small timber shed. Mature shrub borders. Gated access to rear. New fencing.

### Allocated Parking

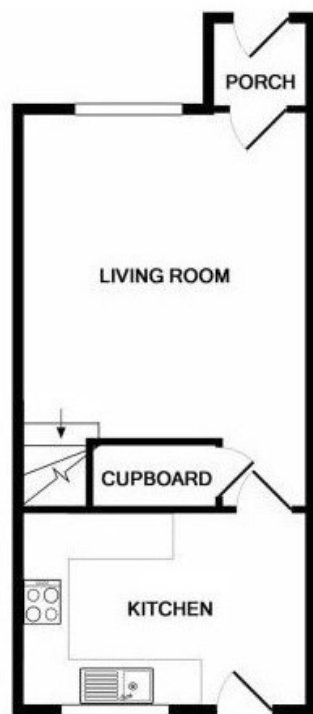
There is one allocated parking space at the rear of the property and a number of visitors spaces.

## Agents Note

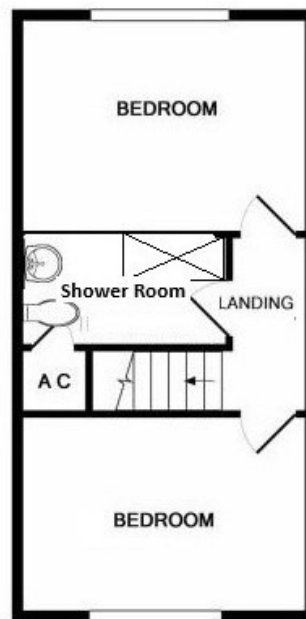
The property is Freehold.  
Service Charge £630 paid twice a year.  
The service charge includes the building insurance, communal garden management, external decoration and maintenance of the communal areas including the carpark.

Please be aware that the current owner of this property is an employee of Country Properties (Letchworth) Ltd.





GROUND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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