



# 17, Birds Hill

Letchworth Garden City,  
Hertfordshire, SG6 IPL  
**£350,000**

country  
properties

An Early Garden City Grade II Listed three bedroom mid terrace home in need of modernisation and improvement. The property is located within easy walking distance of the town centre and train station.

The property has a dual aspect lounge, kitchen and a ground floor bathroom. On the first floor are three bedrooms. Outside there is a lovely South facing rear garden and a parking space at the front for a small vehicle. The property is full of character but needs updating and modernisation throughout.

Both the Town Centre and the train station with links to Cambridge, London and beyond are within easy walking distance.

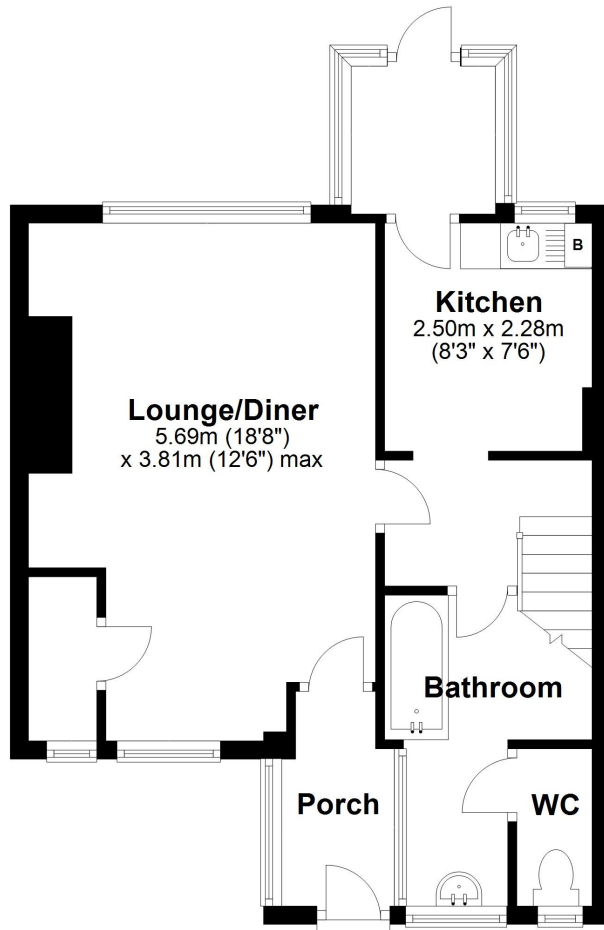
- 1906 Designed by renowned architects Parker & Unwin.
- Offered with vacant possession and no upper chain.
- Freehold
- Council Tax Band C.
- In need of updating and modernisation throughout.
- Private South facing rear garden.





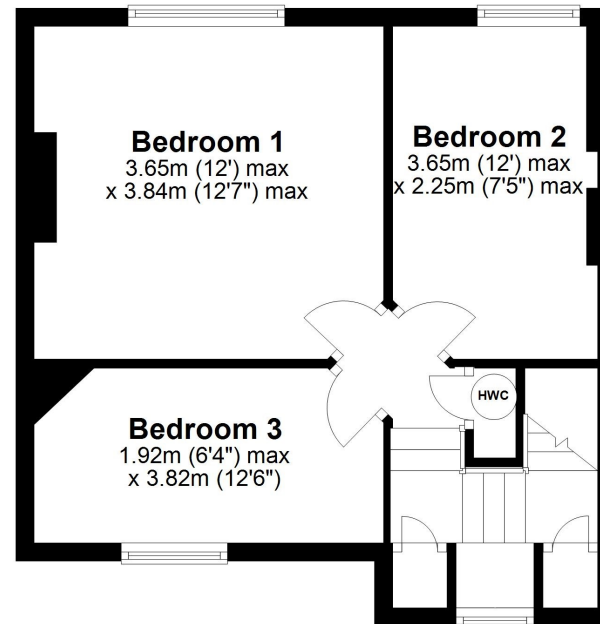
## Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		53
(55-68)	D		
(39-54)	E		
(21-38)	F		53
(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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