



# 7, Goldon

Letchworth Garden City,  
Hertfordshire, SG6 2LY

**£1,500** pcm

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Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks 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.

Spacious three bedroom middle terrace house situated on the Jackmans estate and close to local shops and amenities. Extension provides good size lounge and dining room overlooking garden. Gallery kitchen with fitted oven and hob. Three good size bedrooms, bathroom and separate wc on the first floor. Mature rear garden. Gas central heating and double glazed. Pets or smokers not permitted in this instance. Unfurnished and available NOW subject to references.

## Ground Floor

### Entrance

Part glazed upvc door and window to front. Stairs to first floor. Cupboard housing fuse board. Part glazed door to kitchen and open access to:

### Lounge

4.18m x 3.65m (13' 9" x 12' 0")  
Window to front. Radiator. Mock brick chimney breast. Cable telephone and TV points.

### Kitchen

Approx 7.32m x 1.55m (24' 0" x 5' 1")  
Fitted units to base and eye level providing ample storage space. Stainless steel sink unit and drainer. Gas hob with electric oven under and extractor hood over. Plumbing for dishwasher and washing machine. Tiling to splash back areas. Space for fridge freezer. Part glazed door to rear and window to side. Large under stair storage cupboard. Archway to:

### Dining Room

2.99m x 3.65m (9' 10" x 12' 0")  
Patio doors to rear. Radiator. Storage cupboard.

## First Floor

### Landing

Doors to all rooms. Cupboard housing gas central heating boiler.

### Bedroom One

4.55m x 2.90m (14' 11" x 9' 6")  
Window to front aspect. Radiator.

### Bedroom Two

2.65m x 2.90m (8' 8" x 9' 6")  
Window to rear aspect. Radiator.

### Bedroom Three

2.82m x 2.59m (9' 3" x 8' 6")  
Window to front. Radiator. Access to loft space.

### Separate WC

Low level wc. Window to rear.



## Bathroom

White suite includes panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Tiling to splash backs. Window to rear.

## Outside

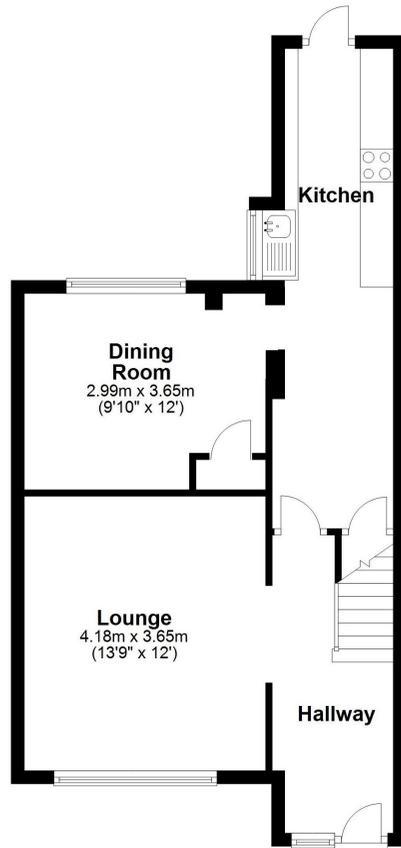
### Front Garden

Laid to lawn. Pathway to front door. Gas meter cupboard.

### Rear Garden

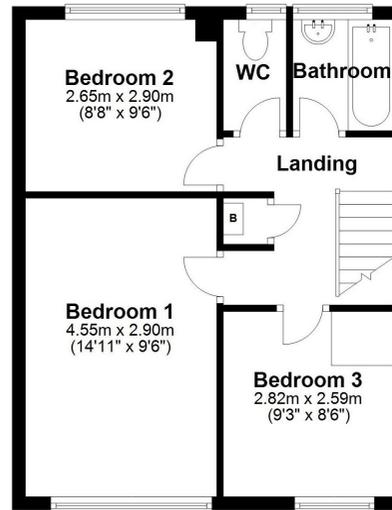
Mature garden enclosed by fencing and shrubs. Small paved patio area. Timber shed. Access to rear.





**Ground Floor**

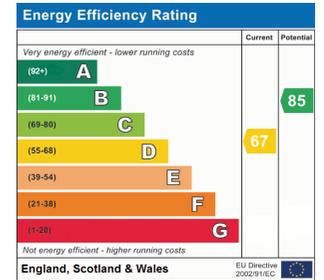
Approx. 48.7 sq. metres (524.1 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (437.7 sq. feet)

Total area: approx. 89.4 sq. metres (961.9 sq. feet)



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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