



Kristiansand Way, Letchworth Garden City SG6 1TY





2 Bedroom Terraced House

£340,000 Freehold

Offered to the market CHAIN FREE, this good sized, two bedroom property makes for the perfect first time buy. Positioned within a quiet cul-de-sac and within walking distance to town, this property further benefits from having two allocated parking spaces and a private enclosed rear garden.

- FREEHOLD
- CHAIN FREE
- TWO allocated parking spaces
- Private rear garden
- Two bedroom terrace
- Attention first time buyers
- Walking distance to town and mainline station
- EPC rating D. Council tax band C



Ground Floor

Entrance Hall:

Laminate flooring. Upvc door to front. Stairs to first floor accommodation.

Living Room:

Abt. 9' 7" x 14' 8" (2.92m x 4.47m)

Laminate flooring. Radiator. Bay window to front aspect with seating. Under stairs storage cupboard.

Kitchen/Breakfast Room:

Abt. 7' 7" x 12' 7" (2.31m x 3.84m)

Laminate flooring. Radiator. Space for breakfast table. Door to rear garden. Window to garden aspect. Worktops

with tiled splashback and a range of wall and base mounted units with integrated sink. Space for cooker, washing machine and fridge/freezer. Boiler (1 year old).

First Floor

Bedroom One:

Abt. 9' 6" x 12' 7" (2.90m x 3.84m)

Carpet. Window to front aspect. Radiator.

Bedroom Two:

Abt. 7' 4" x 12' 9" (2.24m x 3.89m)

Carpet. Window to rear aspect. Radiator

Bathroom:

Lino flooring. Tiled walls. Wash basin.

Bath with shower screen and wall mounted shower. WC. Privacy window to rear aspect.

Outside

Front Garden:

Path leading to front door. Gravel area with established shrubs.

Rear Garden:

Mostly laid to lawn with gravel borders and enclosed with fencing. Gate providing rear access. Patio area directly to rear.

Agents Note:

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

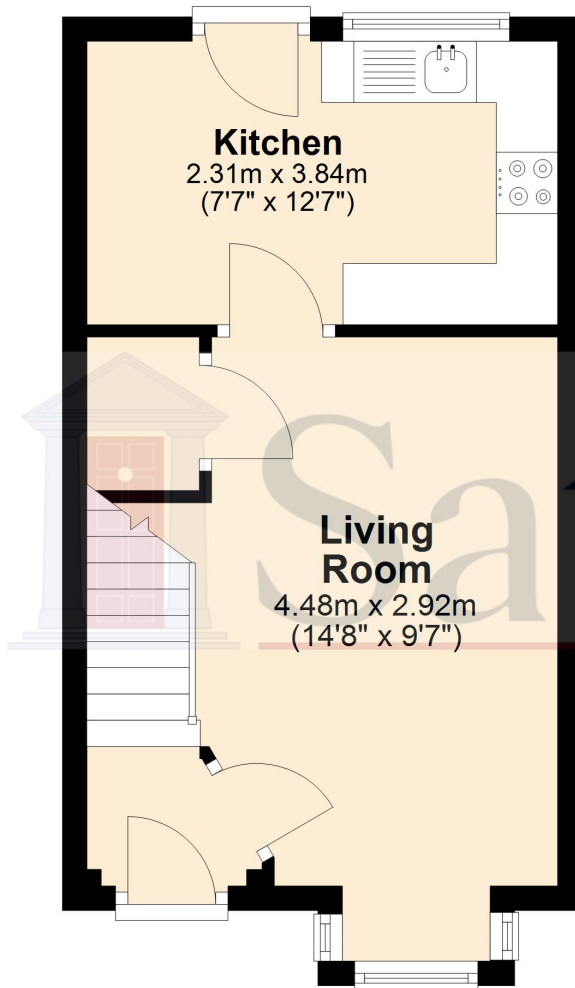




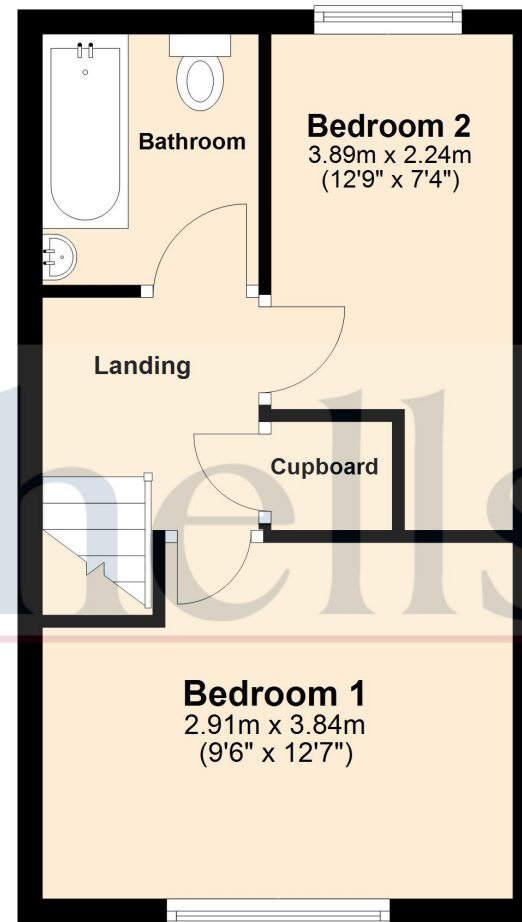
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustrative 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.