

Devonshire Business Centre
Works Road
Letchworth Garden City
SG6 1GJ



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**Bursland, Letchworth Garden City, Hertfordshire
, SG6**

£1,500 pcm

- Available Mid September - Unfurnished
- Three bed semi detached house
- Freshly decorated throughout and new carpets
- Good size kitchen with ample working and storage space and door to rear garden
- 15ft dual aspect living room
- Downstairs bathroom with shower over the bath
- Good size rear garden with gated access to the front
- Pets considered
- Just under a mile (15 mins walk) to Letchworth MAINLINE STATION and town centre





AVAILABLE MID SEPTEMBER | THREE bedroom family home | Two DOUBLE bedrooms and a third single | 15ft Living room | Fitted kitchen | Three piece bathroom suite | Within a MILE of 3 Primary and 2 Secondary SCHOOLS | Just under A MILE (15 minute) walk to the town centre and Letchworth MAINLINE STATION | Great road links for those commuting North or South |

MUST BE SEEN! this great size three bedroom FAMILY size home sits on a good size plot with a good size rear garden. Great for families looking for SCHOOLS and for those commuting with road and rail links on your doorstep.

This property offers a great opportunity for someone looking for a nice size family home with a good size living area, kitchen with gas hob and oven, three bedrooms and a 3 piece bathroom suite.

Give the Leysbrook team a call today to book your viewing.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

Deposit - £1,730.00

Pets negotiable

| GROUND FLOOR

Living Room: Approx 15' 10" x 11' 7" MAX (4.83m x 3.53m)

Kitchen: Approx 14' 2" x 7' 2" (4.32m x 2.18m)

Bathroom Room: 6' 7" x 5' 4" (2.01m x 1.63m)

| FIRST FLOOR

Bedroom One: Approx 13' 4" x 10' 1" (4.06m x 3.07m)

Bedroom Two: Approx 11' 6" x 7' 8" (3.51m x 2.34m)

Bedroom Three: Approx 8' 4" x 7' 6" (2.54m x 2.29m)

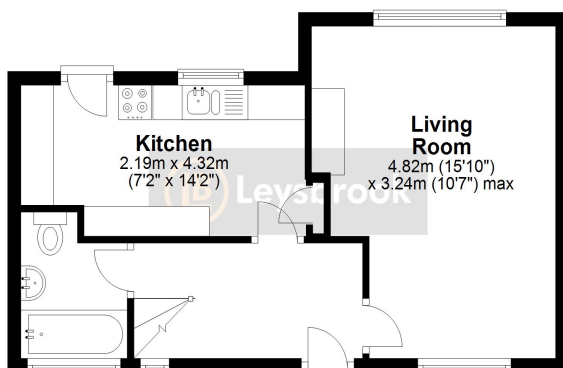
| OUTSIDE

Large rear garden with gated access to the front



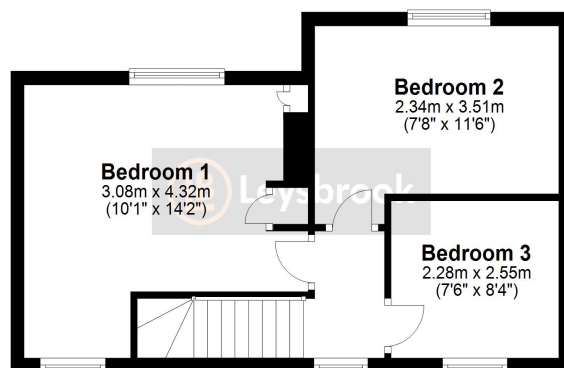
Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.5 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	