



69, Northfields

Letchworth Garden City,
Hertfordshire, SG6 4RE

£1,400 pcm

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.

country
properties

Lovely three bedroom end terrace home located on the popular Grange Estate within easy walking distance of local shops and schooling. Recently decorated throughout to a high standard. Lounge with electric fire leading to conservatory which overlooks the rear garden. Kitchen with pantry, gas cooker and separate utility room. Three first floor bedrooms, bathroom with separate WC. Double glazed and gas centrally heated. Enclosed rear garden and single garage. Pets, smokers and sharers not considered in this instance. Unfurnished and available August

Ground Floor

Entrance Hall

Double glazed window and door to the front. Laminate flooring. Radiator. Wall mounted cupboard housing fuse board. Stairs to the first floor.

Lounge

3.77m x 5.07m (12' 4" x 16' 8")
Double glazed window to the rear. Double glazed patio doors leading to the conservatory. Radiator. Electric fire with brick surround. Laminate flooring.

Kitchen

2.89m max x 4.54m max (9' 6" x 14' 11")
Fitted in a range of matching base and eye level wooden fronted units providing ample storage space. Contrasting dark work surfaces incorporating a stainless steel sink unit with drainer and mixer tap. Free standing gas cooker with extractor fan over. Space for tenants own fridge freezer. Handy understair pantry cupboard. Double glazed windows to the front and side. Part glazed door to:

Utility Area

Fitted cupboards to base and eye level. Work surfaces with space and plumbing for tenants own washing machine below. Wall mounted gas central heating boiler. Part glazed door and window to the rear.

Conservatory

2.65m x 4.33m (8' 8" x 14' 2")
Upvc conservatory with brick base and french doors opening into the rear garden. Tiled floor with underfloor heating.

First Floor

Landing

Storage cupboard. Double glazed window to the front aspect. Doors to:

Bedroom One

2.87m min x 3.35m (9' 5" x 11' 0")
Double glazed window to the rear aspect. Radiator.

Bedroom Two

2.93m x 3.27m (9' 7" x 10' 9")
Access to the loft space. Double glazed window to the rear aspect. Radiator.



Bedroom Three

2.42m max x 2.08m max (7' 11" x 6' 10")

Double glazed window to the rear aspect.

Radiator. Overstair storage cupboard.

Bathroom

Comprising wash hand basin set into vanity unit with mixer tap. Panel bath with electric shower over and glass shower screen. Extractor fan. Ceramic tiling.

Frosted double glazed window to the side aspect. Chrome ladder style towel rail.

Separate Wc

Low level wc. Frosted double glazed window to the front aspect.

Outside

Front Garden

Mainly laid to lawn enclosed by mature shrubs with pathway leading to the front door and open access to:

Rear Garden

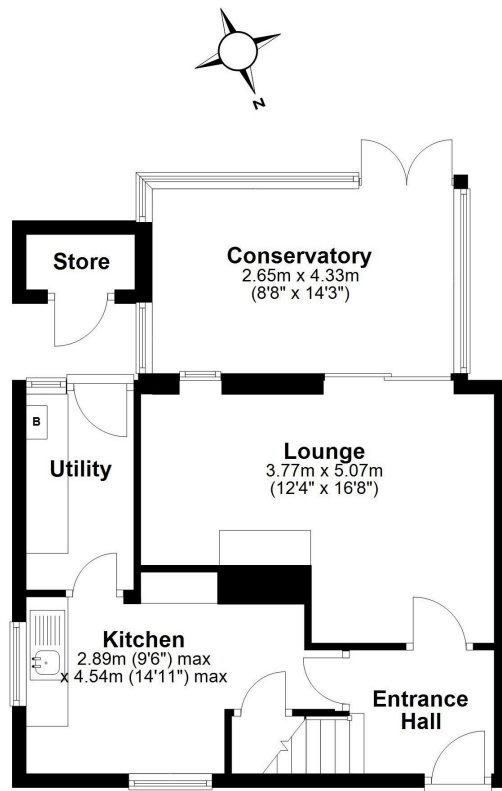
Laid to lawn, enclosed by timber fencing and hedging. Brick store. Gated access to rear. Personal door to:.

Garage

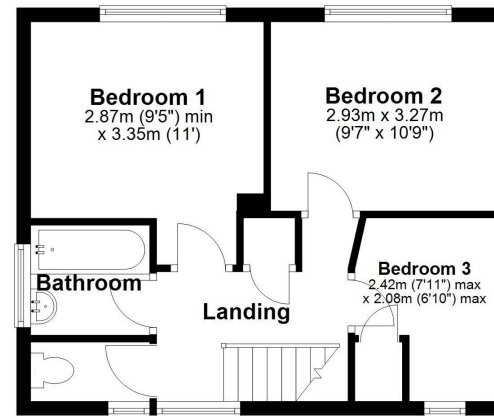
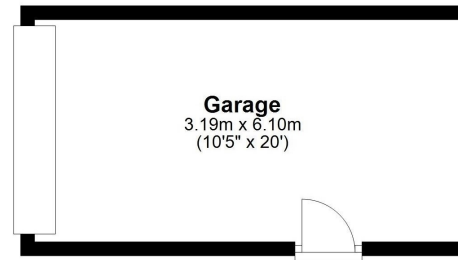
3.19m x 6.10m (10' 6" x 20' 0")

Power and light. Up and over door.





Ground Floor
Approx. 49.3 sq. metres (531.1 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.7 sq. feet)

Total area: approx. 85.9 sq. metres (924.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	65	78
	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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

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