



Elms Close, Little Wymondley Offers In Excess Of £300,000

A Modern 2 Bed Home At That Price? How Can That Be? FIRST TIME BUYER? - NO STAMP DUTY! NO UPWARD CHAIN - Possible QUICK MOVE | INVESTORS / Landlords - £15,600 p.a. rental yield. GREAT DEMAND for rental properties and no work to do. Potential for immediate return with your first tenant already in residence | Modern neutral decor - just move your own furniture in and add soft furnishings / ornaments etc., to your taste | Modern bathroom suite with shower over the bath - great for quick shower in the morning and long soak at night | Two allocated OFF ROAD PARKING spaces to the rear of the house - gated access | Just a 3 minute walk to Wymondley Junior Mixed and Infant School and within the catchment area for Hitchin Boys & Girls School | Do you commute? Within 15 mins drive of Hitchin / Letchworth & Stevenage mainline stations. Less than 40 mins to London - stay on same line for Gatwick and Brighton! | Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport |



A Modern 2 Bedroom Home In A Village Location For Less Than £350,000? How can that be?...all within easy reach of London! If you are dreaming of a place you can move straight in and call home, then you are in luck! Maybe you are downsizing from a larger property but don't want to compromise too much on space and style? Or an Investor looking for an immediate return on investment without the hassle of finding a tenant or doing any work.

The living room is a great space with neutral, modern décor and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. A modern kitchen with white units and contrasting worktops and the space and equipment you need to create delicious meals with ease. The hard floor is easy to clean and maintain. The window and door to rear provide lots of natural light.

When it's time to relax and re-charge your batteries, you'll find two well proportioned bedrooms - both with neutral carpets - no cold feet on winter mornings. The main has plenty of space for wardrobes. The second bedroom is great for those looking to start a family or for guests to stay and for those working from home it provides a great office space - there is no need to clear a space for guests downstairs when they come.

You'll love the modern bathroom suite with a shower over the bath - the perfect haven to soak and unwind before bed, or for an invigorating shower in the morning.

But that's not all - outside, A decent sized garden has a patio area, and raised lawn - perfect for hosting summer barbecues or just enjoying a glass of wine on a warm evening. Plus there is access to the rear.



Have a car? You'll appreciate the two off-road parking spaces to the rear. There is ample on road parking outside too, for guests / visitors.

For young couples / families, there's a great Primary School on your doorstep and it is located within the catchment area for some of Hitchin's best schools, including Hitchin Boys and Girls Senior Schools. The surrounding countryside is ideal for dog walking, running and cycling and there is plenty of local community activity, two pubs and clubs too. A great village location, popular with commuters and those looking to be away from the hustle and bustle of the town centres of nearby Letchworth and Hitchin, but close enough for a short weekend drive to your favourite café or larger shops!

From Hitchin mainline station trains will whisk you into London in less than 40 minutes. Stay on for just over an hour longer and you can get to Gatwick. If you fancy a trip to the seaside Brighton is just a few minutes more.

Call the Leysbrook team TODAY to arrange a time to view and buy before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 15' 4" x 12' 3" (4.67m x 3.73m)

Kitchen: Approx 12' 3" x 10' 1" (3.73m x 3.07m)

| FIRST FLOOR

Bedroom One: Approx 12' 3" x 10' 2" (3.73m x 3.10m)

Bedroom Two: Approx 10' 0" x 8' 2" (3.05m x 2.49m)

Bathroom: Approx: 6' 8" x 5' 7" (2.03m x 1.70m)

| OUTSIDE

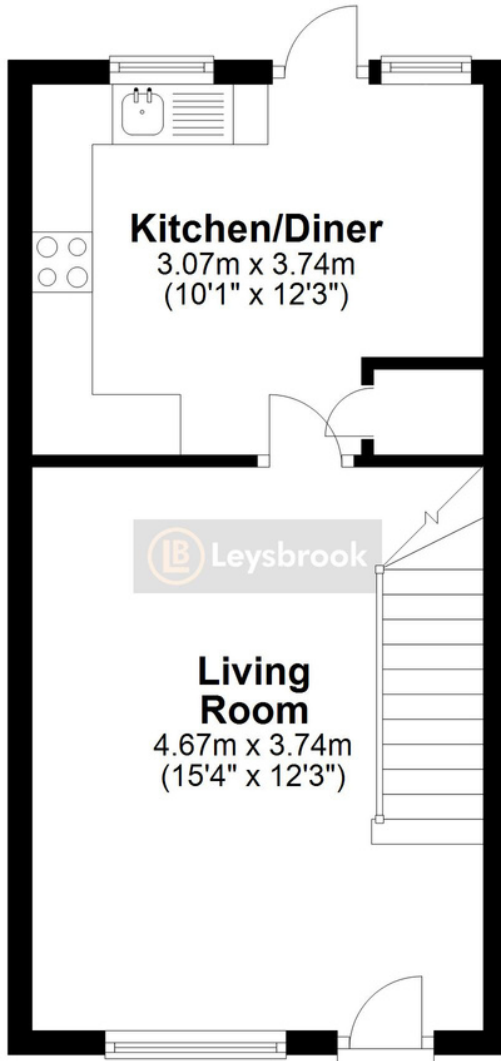
Enclosed garden with gated access to the rear

Two allocated parking spaces to the rear



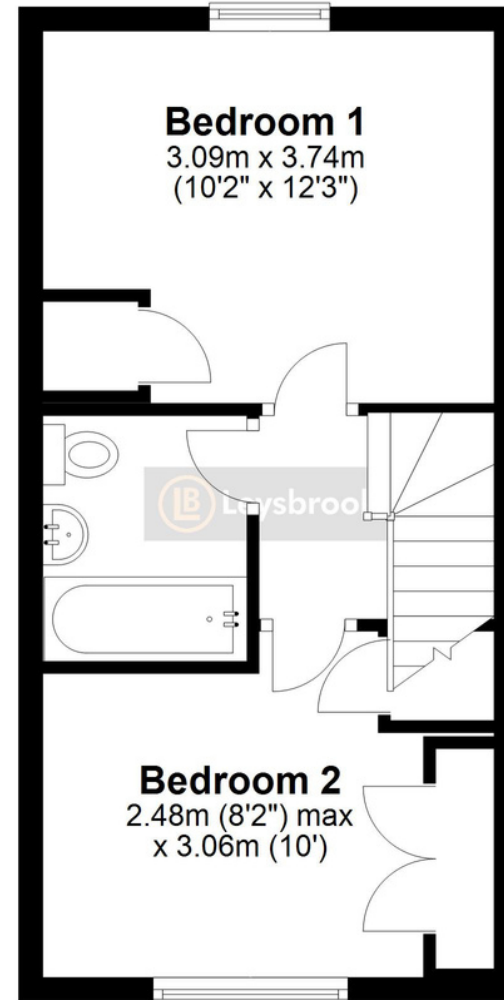
Ground Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 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 mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team
01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
Registered in England and Wales 11327419
Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 