



1 Martin Way, Letchworth Garden City, Hertfordshire, SG6 4XU

£320,000

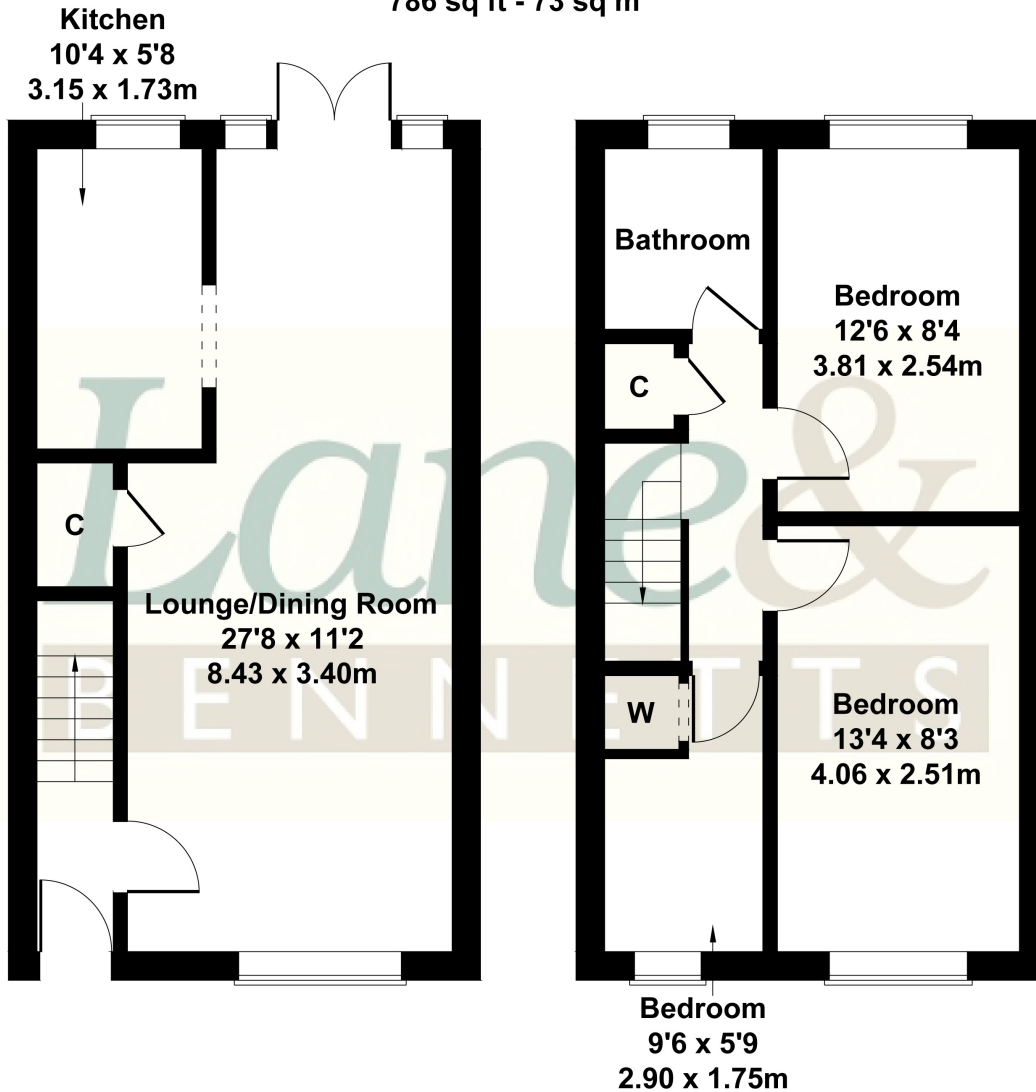
Lane & Bennetts are pleased to offer this modern three bedroom end of terrace property in a quiet cul de sac around a mile from the town & station . Available as a chain free purchase, we think it is ideal for a first time purchase, perhaps as a down-size or if you are looking for an investment opportunity, this previously let property can reach gross annual rents of £16,500 p.a.

Briefly, an entrance hall opens to a 28ft/8.43m open plan living and dining space, with the door-less fitted kitchen off to your left. French doors open to the private rear garden. To the first floor there are two double bedrooms and a further single bed. The modern bathroom is a white three piece with opaque window.



# 1 Martin Way

Approximate Gross Internal Area  
786 sq ft - 73 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

- THREE BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC LOCATION
- CHAIN FREE PURCHASE
- LARGE LOUNGE & DINING SPACE
- FITTED KITCHEN & APPLIANCES
- MODERN 3 PIECE BATHROOM
- OPEN PLAN ASPECTS
- PRIVATE ENCLOSED REAR GARDEN WITH AI Fresco terrace
- AROUND A MILE FROM TOWN & STATION
- IDEAL BUY FOR INVESTORS, FTB'S OR DOWNSIZING
- NICELY PRESENTED THROUGHOUT
- ELECTRIC CAR CHARGER POINT
- Tenure: Leasehold - 969 years remaining | Council Tax Band: C | EPC: D

