



Horace Gay Gardens, Letchworth Garden City SG6 4XP





2 Bedroom Terraced House

£285,000 Leasehold

CHAIN FREE and full of potential! This attractive two bedroom home in Letchworth Garden City is a perfect fit for first-time buyers or investors. Ideally located just minutes from the town centre, it offers spacious bedrooms, a beautiful garden, and off-street parking. Don't miss this fantastic opportunity to secure a comfortable, convenient lifestyle in a prime location!

- Chain free!
- Two bedroom terrace house
- Off road parking
- Leasehold
- Close to town and mainline station
- Perfect for first time buyers
- Investment opportunity
- Private rear garden
- EPC rating E. Council tax band C

Ground Floor

Lounge/Dining Room:

Abt. 21' 4" x 13' 6" (6.50m x 4.11m) Double glazed window to the front aspect. Storage cupboard. Stairs leading to first floor. Access to kitchen. Sliding door to rear garden. Carpet floors. Electric heater.

Kitchen:

Abt. 9' 4" x 5' 7" (2.84m x 1.70m) Tiled flooring. Double glazed window to garden aspect. Worktops with a range of wall and base mounted units and integrated oven, electric hob, extractor and sink. Tiled splashback. Space for plumbed appliance.

First Floor

Bedroom One:

Abt. 13' 6" x 11' 3" (4.11m x 3.43m) Carpet. Built-in storage cupboard. Double glazed windows to front aspect.

Bedroom Two:

Abt. 11' 0" x 6' 8" (3.35m x 2.03m) Carpet. Double glazed window to rear aspect. Electric heater.

Bathroom:

Double glazed privacy window to rear aspect. Bath with mixer taps and wall mounted shower with glass screen. Vanity unit with integrated WC and wash basin. Tiled flooring. Part tiled walls.

Outside

Rear Garden:

The rear garden is enclosed with fencing with gate providing rear access to property. Patio space to rear with lawn, planted borders and stepping stone path leading to garden shed.

Parking:

Driveway to the front of the property providing off-road parking for one car with an additional allocated space. Two spaces in total.

Agents Note:

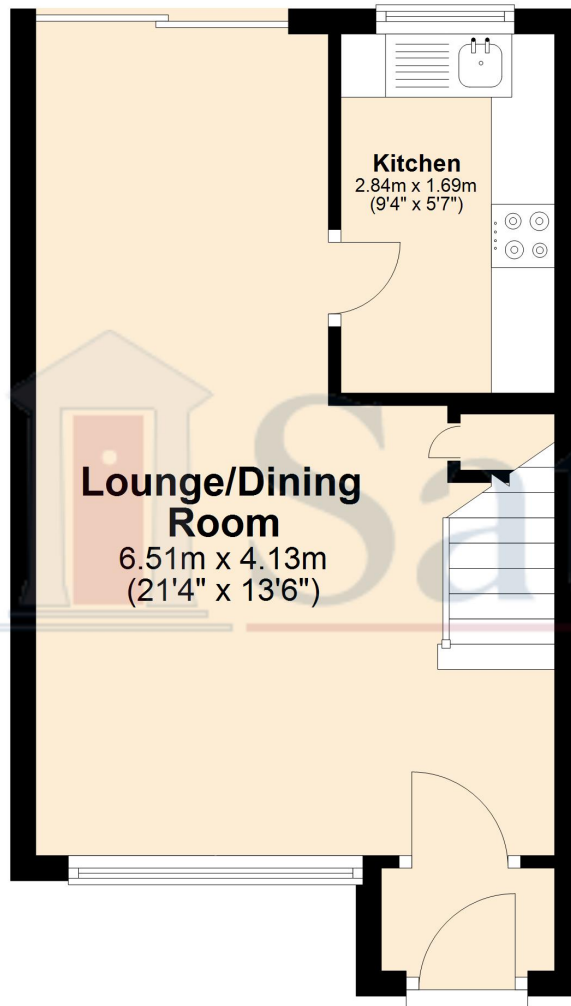
Draft particulars yet to be approved by the vendor and may be subject to change.



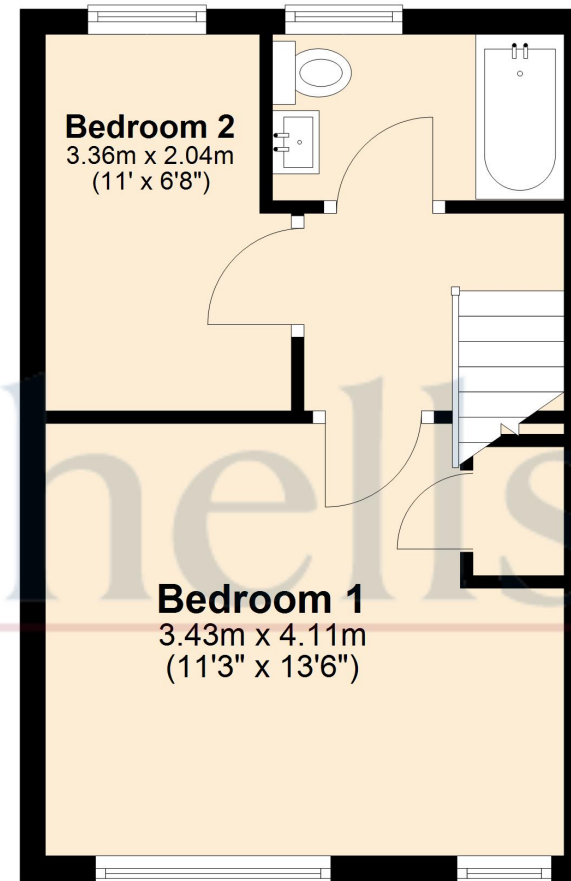


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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