



55 Pixmore Avenue • Letchworth Garden City • Hertfordshire • SG6 1RJ

£1,500 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Canopy Porch • Sitting Room • Dining Room • Lobby • Kitchen • Bathroom
Landing • Bedroom 1 • Bedroom 2

CHARMING TRADITIONAL GARDEN CITY TOWN COTTAGE BEAUTIFULLY MODERNISED

THE PROPERTY

This traditional early Garden City end-of-terrace town cottage is unusual in being finished in natural brick externally and has been beautifully modernised throughout. The reception areas have natural oak finish flooring and the ground floor is completed by the fitted kitchen and modern bathroom.

On the first floor are a large double bedroom and a very good single.

The house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The front garden is screened by laurel hedges and laid to lawn. The brick paved driveway and forecourt provide off-street parking.

The west facing rear garden is some 45' (13.82m) in length and laid to lawn with paved patio, herbaceous borders and ornamental shrubs. Timber garden shed.

THE LOCATION

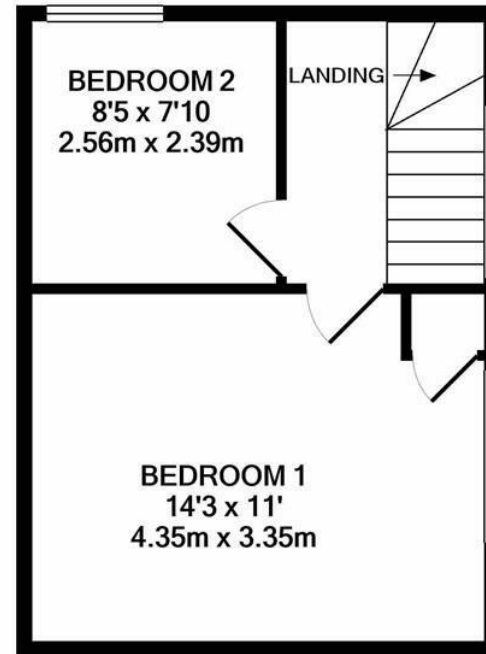
Pixmore Avenue is conveniently located to the east of the town centre, just half a mile from the main shopping area and No 55 is within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is only 1.2 miles away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The property is less than a third of a mile from Hillshott Infant School & Nursery.





GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - D

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk