

FREEHOLD



House - Semi-Detached (EPC Rating: C)

SWIFT CLOSE
LETCHWORTH GARDEN CITY
SG6 4LQ
Price Guide
£330,000

- EXTENDED SEMI DETACHED
- 2 DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM/STUDY
- KITCHEN
- ATTRACTIVE GARDENS
- GARAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom House - Semi-Detached located in Letchworth Garden City

****NO ONWARD CHAIN**** A well presented extended 2 double bedroom semi-detached home situated in a pleasant location on an larger than average plot in a quiet cul-de-sac within close proximity of local schools, amenities and a 6 minute drive or 23 minute walk to the town centre and railway station. The accommodation comprises, entrance hall, lounge, dining room/study, kitchen, whilst upstairs there are 2 double bedrooms and a bathroom. Outside to the front there is a 50' front garden laid to lawn with small trees and shrubs, block paved parking area in front of the single garage. A side gate permits pedestrian access to the attractive rear garden laid mainly to lawn with a paved patio area, abundance of shrubs, timber fence surround. Additional features include gas central heating and UPVC leaded light windows throughout.

SITUATION

Letchworth Garden City town centre features a selection of shops, restaurants, the Broadway Cinema and Theatre, and other Leisure facilities. The mainline train station has links to London, Kings Cross, and Cambridge, and also has good links to major roads including the A1(M).

GROUND FLOOR

PORCH

Covered porch, courtesy light, UPVC front door leading to:

ENTRANCE HALL

Stairs leading to first floor, cupboard housing electric meter, radiator, archway through to:

KITCHEN

11'11" x 6'6"

Range of wall and base units with work top surfaces over, cupboards and drawers under, inset stainless steel sink with mixer tap, tiled splash backs, electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, UPVC leaded light window to the front aspect, tiled flooring.

LOUNGE

13'1" x 11'10"

TV & telephone points, radiator, ceiling coving, patio door to the rear, UPVC window to the rear aspect, door through to:

DINING ROOM/STUDY

9'4" x 8'9"

Leaded light UPVC window to the rear aspect, radiator.

FIRST FLOOR

LANDING

Access to fully insulated loft via pull down ladder, power & light connected.

BEDROOM 1

11'10" x 9'1"

UPVC leaded light window to the rear aspect, radiator.

BEDROOM 2

11'9" x 9'2"

2 x UPVC leaded light windows to the front aspect, radiator, airing cupboard housing hot water cylinder.

BATHROOM

Pannelled bath with shower over, folding glass shower screen, low flush WC, pedestal wash hand basin, UPVC leaded light window to the side aspect, part tiled walls.

OUTSIDE

GARDENS

Outside to the front there is a 50' front garden laid to lawn with small trees and shrubs, block paved parking area in front of the single garage. A side gate permits pedestrian access to the rear garden laid mainly to lawn with a paved patio area, abundance of shrubs, timber fence surround.

GARAGE

17'0" x 9'6"

Up & over door, wall mounted gas boiler, power and light connected.

LOCAL AUTHORITY

North Herts District Council

Tax Band: C

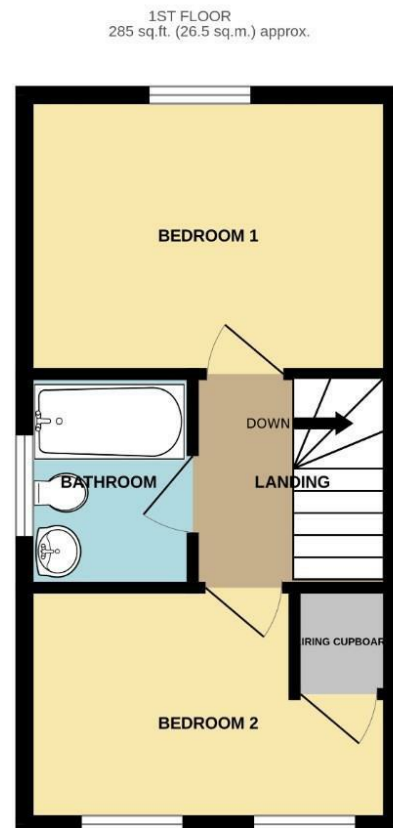
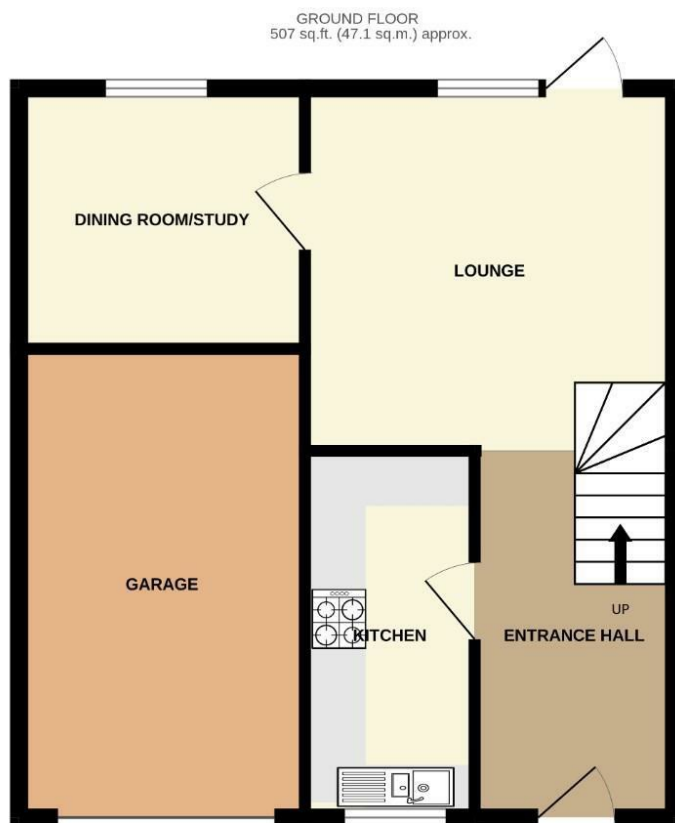
£1952.68

AGENT'S NOTE



1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

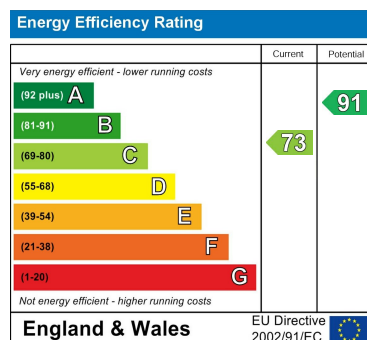
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.