



56 Romany Close • Letchworth Garden City • Hertfordshire • SG6 4JZ

£1,700 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



WELL PROPORTIONED MODERN SEMI OFF-STREET PARKING & GARAGE

THE PROPERTY

This modern semi provides well proportioned three bedroom accommodation. On the ground floor, the through reception room comprises sitting and dining areas. A cloakroom/WC, kitchen and first floor bathroom complete the accommodation.

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

The property is available for rent unfurnished.

THE OUTSIDE

The house sits back from the road behind a front garden laid to lawn with a shale chipping border and screening shrubbery. The herring-bone brick paved drive provides off-street parking and leads to the garage to the rear.

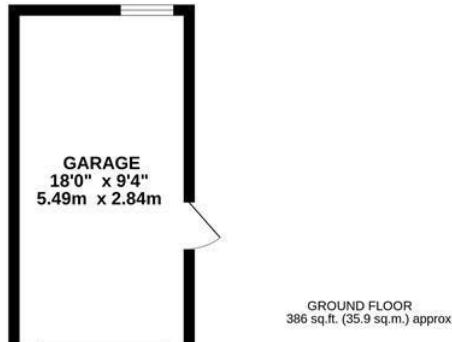
The rear garden is some 38' (11.6m) in length and laid to lawn with brick paved patio and ornamental shrubs.

THE LOCATION

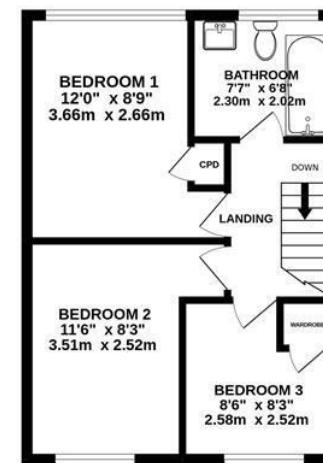
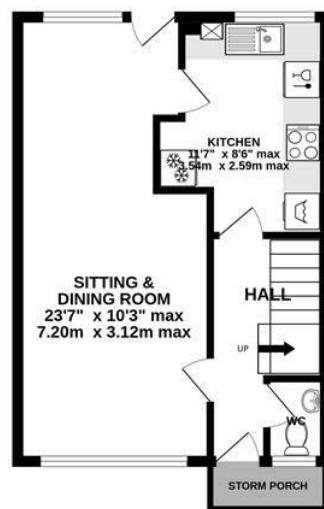
Romany Close is located on the north-western side of the town, within a mile and a half of the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is 3.4 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 shops, leisure facilities, schools and green open spaces.





1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
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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 - D

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