



97 Baldock Road • Letchworth Garden City • Hertfordshire • SG6 2EE

Guide Price £675,000

Charter Whyman

TOWN & VILLAGE HOMES





1907 EXHIBITION COTTAGE WELL EXTENDED ON THE GROUND FLOOR CORNER PLOT

THE PROPERTY

The influence of the Garden City movement at the beginning of the 20th Century was such that Letchworth's Cottage Exhibitions of 1905 and 1907 drew entries from all over the country. The 1907 Cottage at the heart of this attractive detached home was designed by Gilbert Fraser, an architect based in Liverpool, and is one of the minority which does not have external roughcast render. It has been sympathetically extended to provide very spacious accommodation on the ground floor, including a large sitting room, separate dining room, kitchen, double-glazed conservatory, kitchen, bathroom and attached garage. The first floor retains the original footprint of the cottage and provides three double bedrooms and a cloakroom/WC.

Whilst there is scope for further updating, the house benefits from gas fired central heating and some of the windows have secondary double-glazing.

THE OUTSIDE

The house stands in a corner plot measuring approximately 106' by 60' (32.4m x 18.4m) overall and screened from the roads by a tall hedge. The front garden is laid to lawn with herbaceous borders and ornamental shrubs. A pair of metal gates open to the gravel driveway, which provides off-street parking and leads to the attached garage.

A pair of metal gates to the left of the house lead to the south facing rear garden, which is some 41' (12.7m) in depth with a walled and paved patio adjoining the rear of the house. Steps lead up to the lawn with herbaceous borders and ornamental shrubs.

THE LOCATION

No 97 is well located just half a mile south of the town centre and three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is just over a mile away by car.

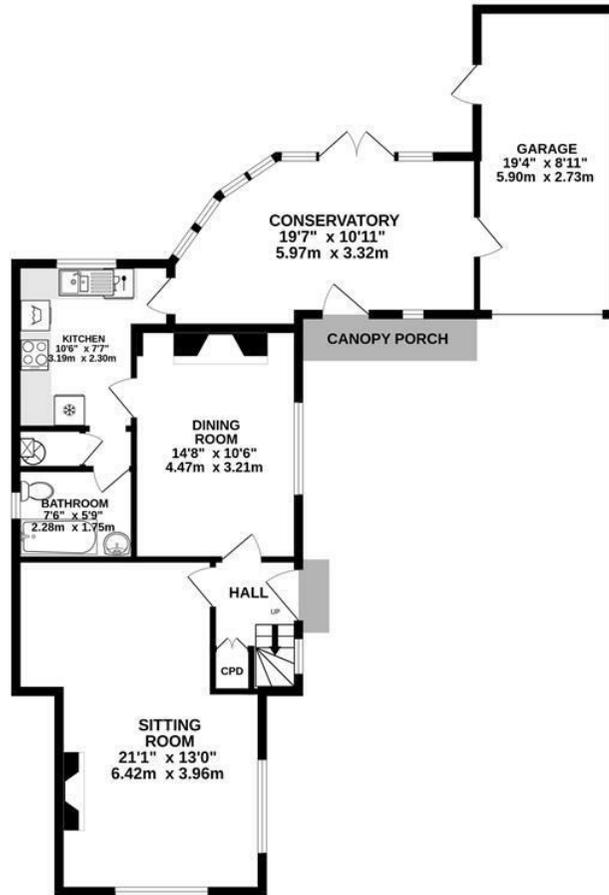
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



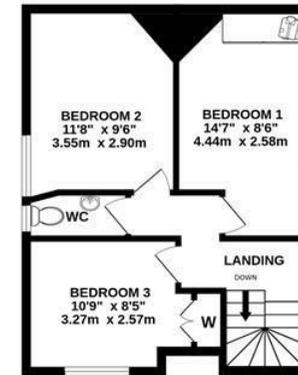




GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.

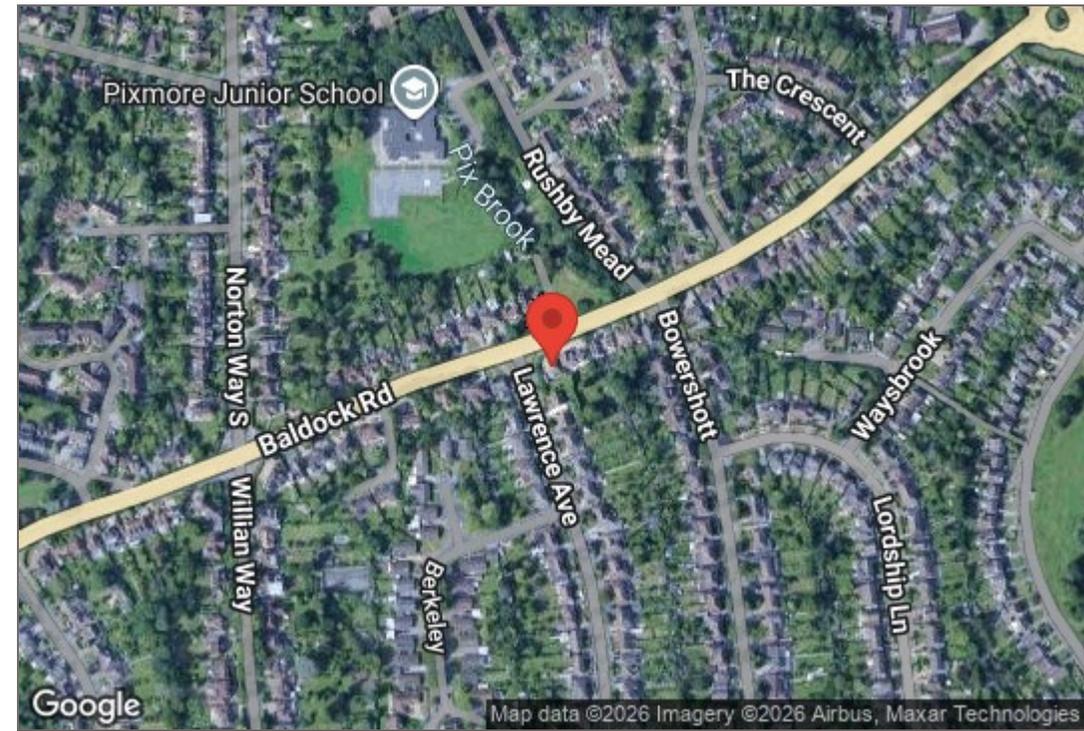
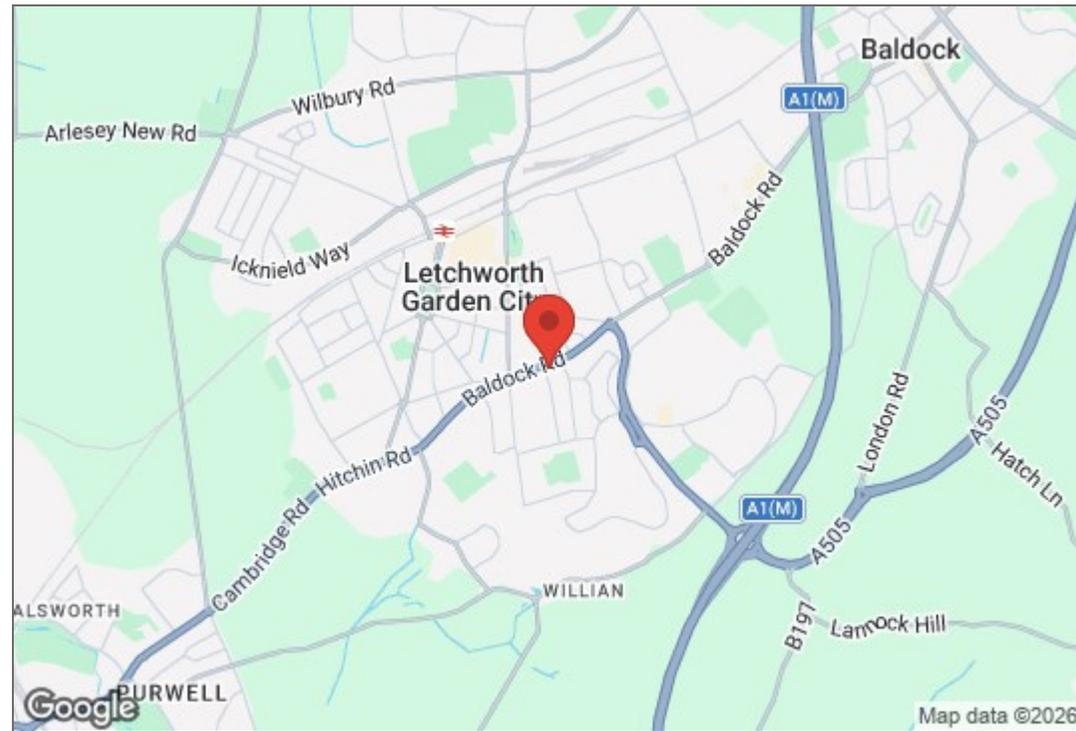


THE FLOOR AREAS INCLUDE THE GARAGE.
TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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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TENURE

LEASEHOLD: 990 year term from 1970 with 935 years remaining. Peppercorn Ground Rent.

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Solid block with 'stone' quoins and insulated block extensions, all under tiled pitched roofs.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is not located within a Conservation Area.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

Charter Whyman

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