



6 Souberie Avenue • Letchworth Garden City • Hertfordshire • SG6 3JA

£2,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## CHARMING GARDEN CITY SEMI WELL UPDATED AND IMPROVED SOUGHT-AFTER CENTRAL LOCATION

### THE PROPERTY

This delightful early Garden City home fully retains its original charm and character, whilst having been exceptionally well extended and updated. The accommodation flows beautifully from sitting room to kitchen/dining room to snug to family room. The ground floor is completed by a shower room/WC. The first floor provides three double bedrooms, plus a fourth bedroom or study and a well appointed bathroom.

The house benefits from sealed unit double-glazing and gas fired central heating.

The property is available for rent unfurnished.

### THE OUTSIDE

The house is screened from the road by a hedge and the front garden is laid to lawn with shrub borders. The resin bonded pea shingle forecourt provides off-street parking and continues as a pathway to the detached garage-sized workshop/store to the rear.

The rear garden is some 65' (19.7m) in length and laid to lawn with a paved terrace patio adjoining the rear of the house and a second paved patio towards the rear of the plot, herbaceous beds and borders, ornamental shrubs and an apple tree.

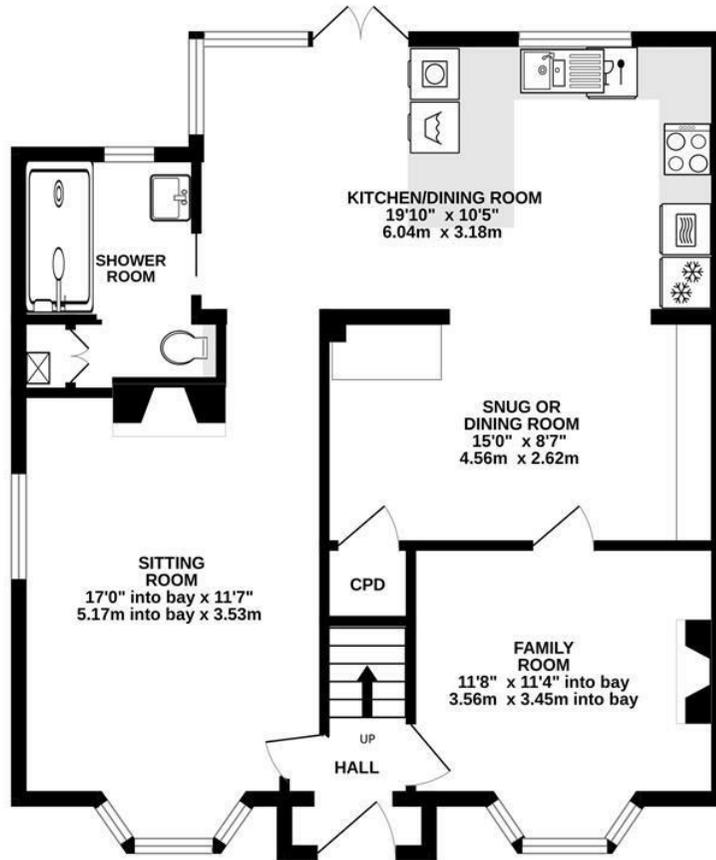
### THE LOCATION

Souberie Avenue is very conveniently located, within a quarter of a mile of the town centre and less than half 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 a mile and three-quarters away by car.

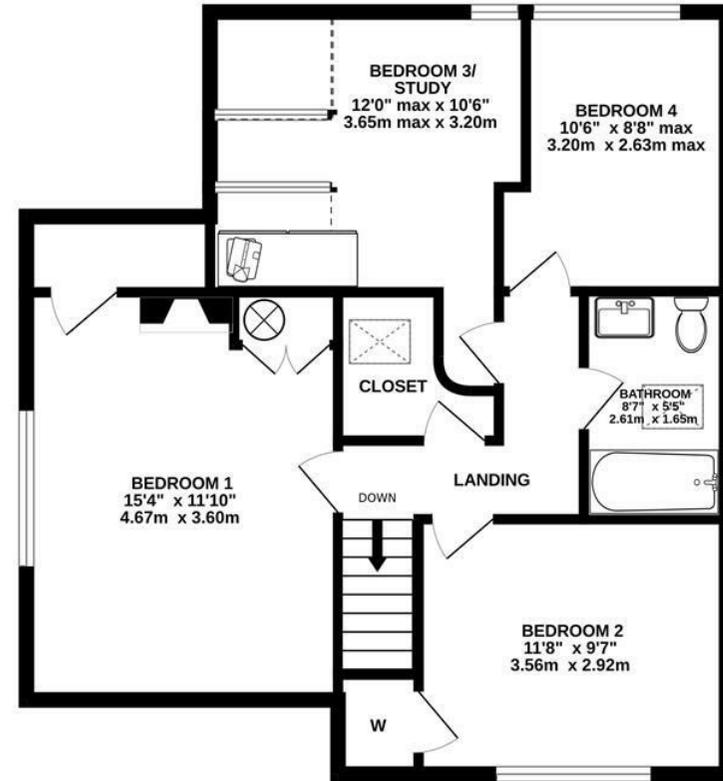
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



**GROUND FLOOR**  
742 sq.ft. (68.9 sq.m.) approx.



**1ST FLOOR**  
669 sq.ft. (62.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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 -

## SERVICES

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

BROADBAND SPEED: A choice of providers with claimed download speeds of up to 10,000 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## 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](http://www.charterwhyman.co.uk)