LEASEHOLD

House - Mid Terrace (EPC Rating: D)

38 HOLMDALE, LETCHWORTH GARDEN CITY, HERTS, SG6 1QQ

Price Guide

£399,995

First Step

3 1 2 D

3 Bedroom House - Mid Terrace located in Letchworth Garden City

3 DOUBLE bedrooms & 1064 sq ft family home... SOUTH FACING garden... ENTERTAINING Kitchen/Diner... STUDY/GYM... Peaceful CUL-DE-SAC location... Within WALKING DISTANCE to town centre & train station...

INTERNAL

Ground Floor

Porch
Sliding door to front aspect. Carpet.

Entrance hallway
Door to front aspect. Wood flooring. Doors leading to:

Kitchen/Diner
12'11" x 11'6"
Window to front aspect. Wooden wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, double oven, 4 ring electric hob and extractor hood. Space for washing machine and dishwasher. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, continuation of wood flooring.

Cloakroom
Window to front aspect. White suite comprising: Flush WC, wall mounted wash hand basin with tiled splash back, continuation of wood flooring.

Lounge
13'11" x 11'6"
Window and French doors to rear aspect. Carpet.

Study/Gym
13'2" x 5'11"
Window to rear aspect, door to side aspect. Built in storage fitted with shelf and rail. Continuation of wood flooring.

First Floor

Landing
Airing cupboard fitted with shelves. Loft access fully boarded fitted with light. Carpet. Doors leading to:

Bedroom 1
11'3" x 11'0"
Two windows to front aspect. Double door fitted wardrobe fitted with shelf and rail. Carpet.

Bedroom 2
13'9" x 9'3"
Window to rear aspect. Double door fitted wardrobe fitted with shelf and rail. Carpet.

Bedroom 3
10'5" x 10'2"
Window to rear aspect. Sliding double door fitted wardrobe fitted with shelf and rail. Carpet.

Bathroom
Window to front aspect. White suite comprising: Fully tiled paneled bath with wall mounted shower and glass screen, concealed push button WC, wall mounted wash hand basin with vanity. Half tiled walls, heated towel rail, ceramic tiled flooring.

EXTERNAL

Front Garden
Hedge to front and side perimeter. Small garden area with lawn and established shrubs, paved pathway to front door. External light, tap, shared access to gate access to rear garden.

Rear Garden
South facing garden with fence perimeter. External light, tap, side gated access. Entertaining patio and lawn with established shrubs. Garden shed.

Parking
Unallocated parking in cul-de-sac.

Additional property information
Leasehold circa 950 years remaining
EPC: Rating D
Council tax: Band C
No service charge

Mains utilities
Traditional brick and block construction
Street parking

Local Area

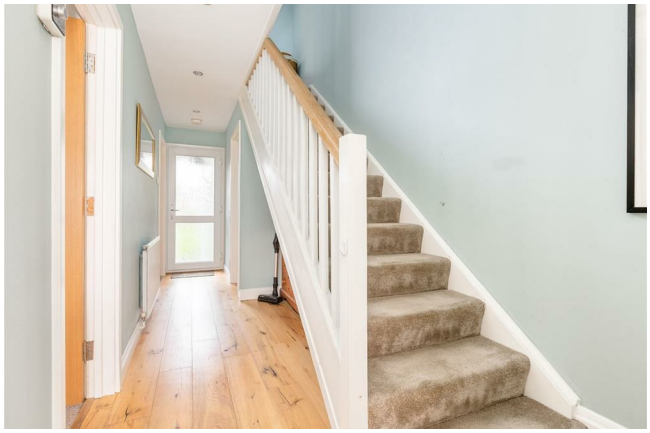
Good location with easy access to all local amenities, including outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

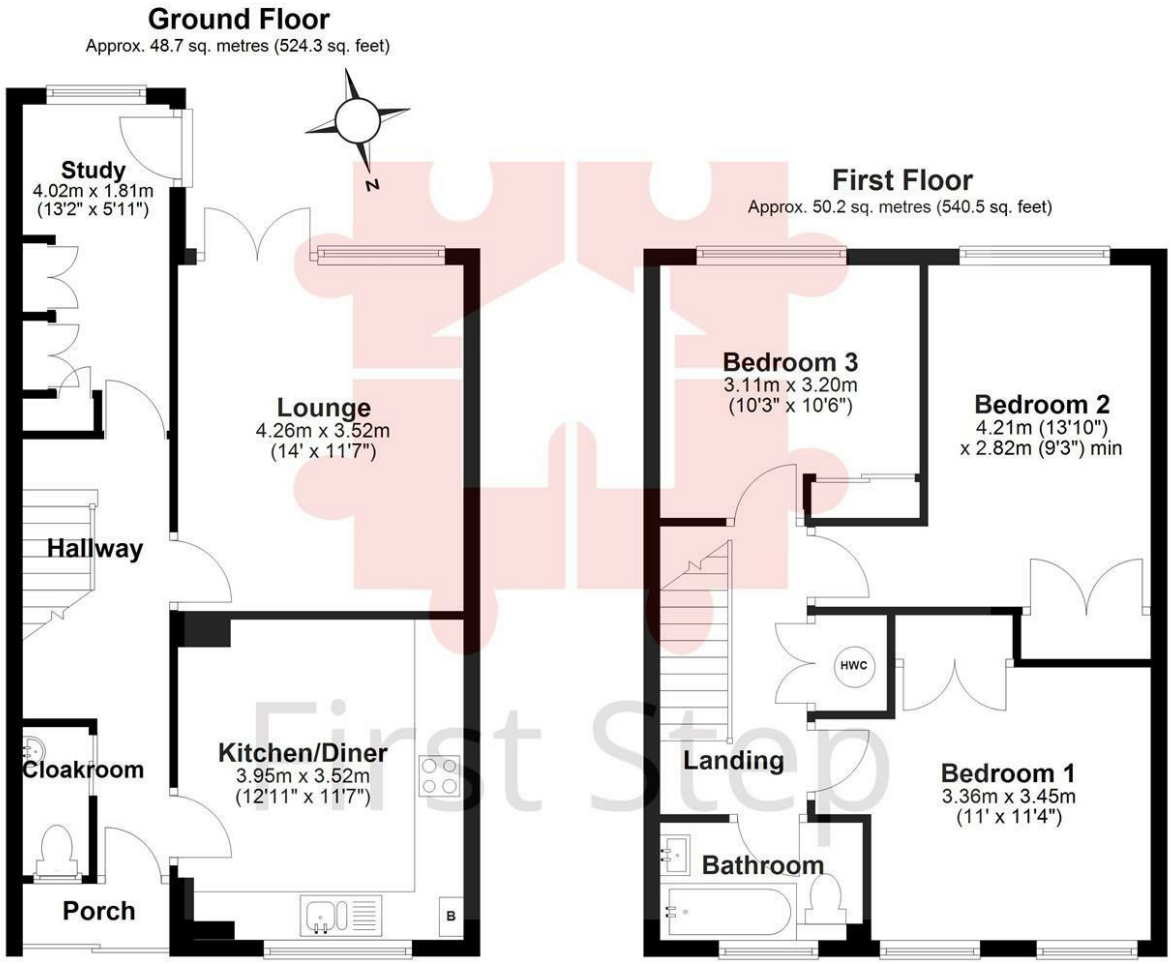
Letchworth was the world's first garden city, established by Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

It is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth are approximately 35-40mins.

Agent Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.



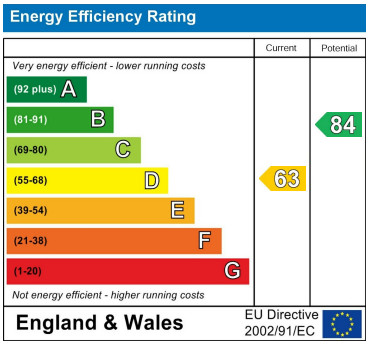


Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

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.