

FOR SALE



Swift Close, Letchworth, Herts

Two Bedrooms, One Bathroom, Mid-Terraced House

Offers In Excess of £300,000


MARTIN&CO



Swift Close, Letchworth

Two Bedrooms, One Bathroom

OFFERS IN EXCESS OF **£300,000**

- Two Double Bedroom Terraced House
- Convenient location close to schools
And local amenities
- New Boiler and Cooker
- Allocated Parking
- Low maintenance garden
- Investment Opportunity!
- Gas Central Heating



SUMMARY

This two-bedroom terraced property is situated in a pleasant location within close proximity of local schools and amenities. 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). The property has two bedrooms, kitchen, lounge, and bathroom together with garden to the rear and allocated parking. The property would be ideal for a First-Time Buyer or Investor.

ENTRANCE HALL

UPVC front door, laminate floor, radiator, double-glazed window to front aspect, understairs storage cupboard, coving, ceiling light.

KITCHEN 10' 11" x 5' 9" (3.33m x 1.76m)

Vinyl floor, a range of Beech effect wall and base units, laminate work surfaces, stainless steel sink with mixer tap, brand new boiler and gas cooker, space for washing machine and fridge-freezer, part-tiled walls, double-glazed window to front aspect, coving, ceiling lights.

LOUNGE 13' 7" x 11' 10" (4.14m x 3.61m)

Carpet, radiator, electric fire with surround, double-glazed window and French doors to rear garden, coving, ceiling rose and ceiling light.



STAIRS AND LANDING

Carpet, loft hatch, inset ceiling lights.

BEDROOM ONE 11' 10" x 9' 1" (3.60m x 2.76m)

Carpet, radiator, double-glazed window to rear aspect, coving, ceiling light.

BEDROOM TWO 9' 2" x 8' 6" (2.80m x 2.60m)

Carpet, radiator, double-glazed window to front aspect, built-in cupboard/wardrobe space, coving, ceiling light.

BATHROOM

Vinyl floor, white bathroom suite comprising panel enclosed bath, shower attachment and shower screen, stainless steel taps, white pedestal sink with stainless steel taps, WC, heated towel rail, fully tiled walls, extractor fan, ceiling lights.

EXTERNAL SPACE

Small grassed area to front of property. Garden to the rear with paved area, lawn, shed, and gate for rear access. Allocated parking.





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
Ground Floor = 28.0 sq m / 301 sq ft
First Floor = 27.7 sq m / 298 sq ft
Total = 55.7 sq m / 599 sq ft

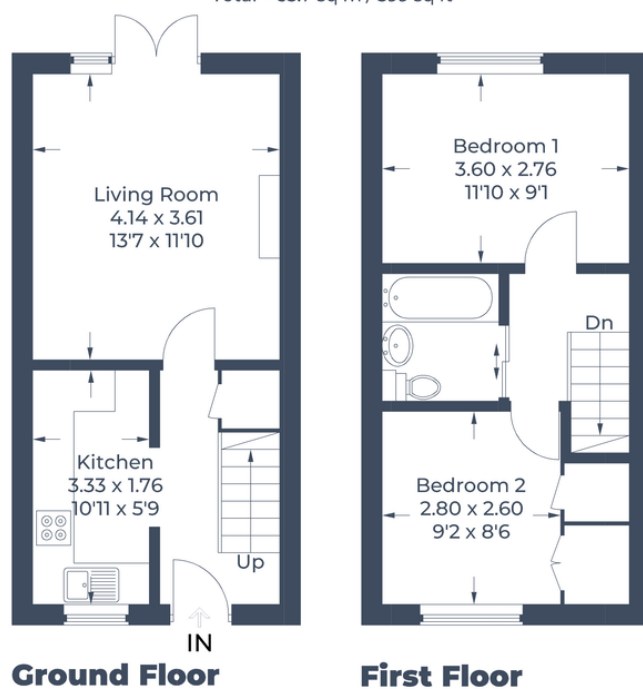


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Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



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