

53 Chagny Close, Letchworth Garden City, SG6 4BZ Guide price £235,000



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This well presented two bedroom terraced house is situated on the western side of Letchworth close to open countryside.

Letchworth offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a cinema, swimming pool and leisure facilities, parks and gardens. St Francis' College and St Christopher School are within easy reach of the property, as is the train station.

The property comprises of:

GROUND FLOOR ENTRANCE HALLWAY UPVC Front door. Door to:







LOUNGE 14'6" x 13'1" (4.42m x 3.99m)

Window to front. Radiator. Oak flooring. Stairs to first floor. Door to:

KITCHEN/DINER 13' x 10'3" (3.96m x 3.12m)

Range of wall and base units with work surface over. Space for fridge/freezer, dishwasher and washing machine. Electric oven and gas hob with extractor over. Single sink with drainer. Window to rear. French doors to garden.

FIRST FLOOR

LANDING

Access to boarded loft via ladder.

BEDROOM ONE 12'3" x 10'7" (3.73m x 3.23m) Bay window to front. Radiator. Fitted wardrobes. Airing cupboard.

BEDROOM TWO 12'8" x 6'7" (3.86m x 2.01m) Window to rear. Radiator.

BATHROOM

White suite comprising low level wc, pedestal wash hand basin and bath with power shower over. Part tiled. Heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio area. Laid to lawn. Shed. Rear gate for access.

FRONT GARDEN



Path to front door. Laid mainly to lawn.

LEASEHOLD DETAIL

Ground rent: £125 per annum 99 years left to run

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

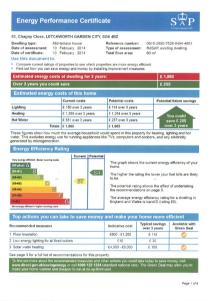
VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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Awaiting Floorplan



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