



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



53 Chagny Close, Letchworth
Garden City, SG6 4BZ

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.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

Awaiting Floorplan

Energy Performance Certificate

53, Chagny Close, LETCHWORTH GARDEN CITY, SG6 4BZ

Dwelling type: Mid-terrace house Reference number: 0915-2890-7528-0434-4851
 Date of assessment: 10 February 2014 Type of assessment: RQSAP existing dwelling
 Date of certificate: 10 February 2014 Total floor area: 00 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,860
Over 3 years you could save	£ 255

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 114 over 3 years	
Heating	£ 1,269 over 3 years	£ 1,264 over 3 years	
Hot Water	£ 351 over 3 years	£ 227 over 3 years	
Totals	£ 1,860	£ 1,605	You could save £ 255 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 114	✓
2 Low energy lighting for all fixed outlets	£ 10	£ 30	✓
3 Solar water heating	£4,000 - £9,000	£ 108	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/havingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Tel: 01462 632222
 60 Hermitage Road
 Hitchin
 Hertfordshire
 SG5 1DB
 Email: hitchin@putterills.co.uk
www.putterills.co.uk

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