



155 Mullway, Letchworth Garden City, SG6 4BG  
Guide price £299,950





155 Mullway, Letchworth  
Garden City, SG6 4BG

This well presented three bedroom end of terrace 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**

UPVC front door to:

### **HALLWAY**



Window to front. Radiator. Stairs to first floor. Doors to sitting room and kitchen.

**SITTING ROOM 12'8" x 10'11"**  
**(3.86m x 3.33m)**

Window to front. Radiator. Feature fireplace. Dual aspect.

**DINING AREA 9'7" x 8'9"** (2.92m x 2.67m)

French doors to garden. Radiator.

**KITCHEN 9'7" x 7'6"** (2.92m x 2.29m)

Range of wall and base units with roll top work surfaces and stainless steel single drainer sink with mixer tap. Radiator. Door to garden with window to rear. Integrated electric oven with gas hob and extractor over. Tiled floor. Space for under counter fridge and freezer, washing machine and tumble dryer.

**FIRST FLOOR**

**LANDING**

Window to side. Loft access. Radiator.

**BEDROOM ONE 12' x 10'8"** (3.66m x 3.25m)

Window to rear. Radiator.

**BEDROOM TWO 10'6" x 8'2"** (3.20m x 2.49m)

Window to front. Radiator.

**BEDROOM THREE 9'3" x 8'3"** (2.82m x 2.51m)

Window to side. Radiator. Airing cupboard housing water cylinder and boiler.

**BATHROOM**

Suite comprising low level wc, wash hand basin and bath with shower over. Radiator. Frosted window to





rear. Tiled floor,.

## OUTSIDE

### REAR GARDEN

Side access gate. Patio. Mainly laid to lawn with well stocked flower and shrub borders. Brick shed with light and power. Barbecue hut with power and light. Chicken run. Gravelled play area.

### GARDEN OFFICE

Power and light.

### FRONT GARDEN

Gravelled driveway providing parking for two vehicles.

### AGENTS NOTE

Peppercorn rent: £5.00 per annum,

### 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

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# Awaiting Floorplan

**Energy Performance Certificate**

155, Mulway, LETCHWORTH GARDEN CITY, SG5 4BG

Dwelling type: End-terrace house  
 Date of assessment: 15 February 2010  
 Date of certificate: 15 February 2010  
 Reference number: 8760-8827-7250-076-6096  
 Type of assessment: RDS/MAP existing dwelling  
 Total floor area: 74 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy efficiency: 75% (Current), 75% (Potential)  
 Environmental impact: 64% (Current), 72% (Potential)

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

	Current	Potential
Energy use	261 kWh/m <sup>2</sup> per year	204 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.5 tonnes per year
Lighting	£57 per year	£38 per year
Heating	£665 per year	£385 per year
Hot water	£193 per year	£111 per year

The figures in the table above have been provided to ensure prospective buyers and tenants can compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TVs, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It can look and save you to identify the most energy-efficient products on the market.

The EPC and recommended logo are the given to the Energy Saving Trust by providing you with information on improving your dwelling's energy performance.

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