

FREEHOLD



House - Semi-Detached (EPC Rating: D)

216 BEDFORD ROAD, LETCHWORTH GARDEN CITY, SG6 4EA

Price Guide

£425,000



First Step



3



1



1



D

3 Bedroom House - Semi-Detached located in Letchworth Garden City

CHAIN FREE... 3 DOUBLE bedrooms... CORNER PLOT with GARDEN & ENTERTAINING PATIO... WET ROOM/Bathroom... Good sized LOUNGE/DINER... Garage & driveway parking...

INTERNAL

GROUND FLOOR

Porch

Door to side aspect, carpet, front door.

Entrance Hallway

Door to front aspect. Full height door to cupboard fitted with shelf & housing consumer unit. Carpet. Staircase to first floor. Doors leading to:

Lounge/Diner

18'6" x 16'0"

Patio doors to rear aspect. 2 door glass serving hatch, full height door to cupboard housing boiler. Carpet.

Kitchen

10'5" x 7'3"

Window to front aspect. Light wood wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, space and plumbing for washing machine, space for cooker, extractor hood, one and a half bowl sink. 2 door glass serving hatch. Ceramic tiled flooring.

Cloakroom

Window to side aspect. White suite comprising: Push button WC, vanity wash hand basin, half tiled walls, tiled shelf. Luxury vinyl flooring.

FIRST FLOOR

Landing

Full height door to cupboard fitted with shelves, loft hatch with ladder. Carpet. Doors leading to:

Bedroom 1

13'9" x 9'10"

Window to front aspect. 2 door built in wardrobe fitted with shelf and rail. Carpet.

Bedroom 2

13'2" x 7'10"

Window to rear aspect. 2 door built in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3

10'3" x 7'11"

Window to rear aspect. Carpet.

Wet Room/Bathroom

Window to front aspect. White suite comprising: walls fitted with shower paneling, large shower with glass bifold door, push button WC, wall mounted wash hand basin, lighted mirror, heated towel rail, airing cupboard housing water tank. Sealed waterproof wet room flooring.

EXTERNAL

Front Garden

Corner plot garden laid to lawn with established shrubs, paved pathway to front door. External light and tap. Side gated access.

Rear Garden

Fence perimeter. Side gated access. Entertaining patio with low level wall leading to lawn area with established plants and shrubs.

Garage

16'6" x 8'2"

Single up and over garage fitted with light and power. Driveway parking for one car.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band C

Mains Utilities



Traditional brick and block construction
Gas warm air heating

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.

Agents Notes

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

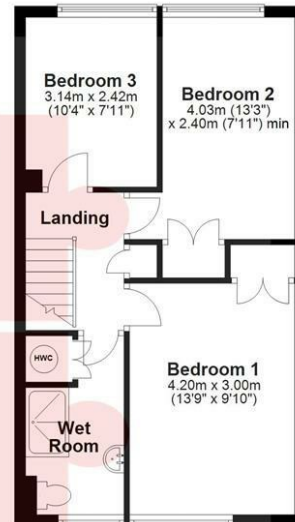


Approx. 48.7 sq. metres (523.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		65	81
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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.



First Step