



Pascal Way, Letchworth Garden City

CHANDLERS

86 Pascal Way

Letchworth Garden City, SG6 1DL

Guide Price £325,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

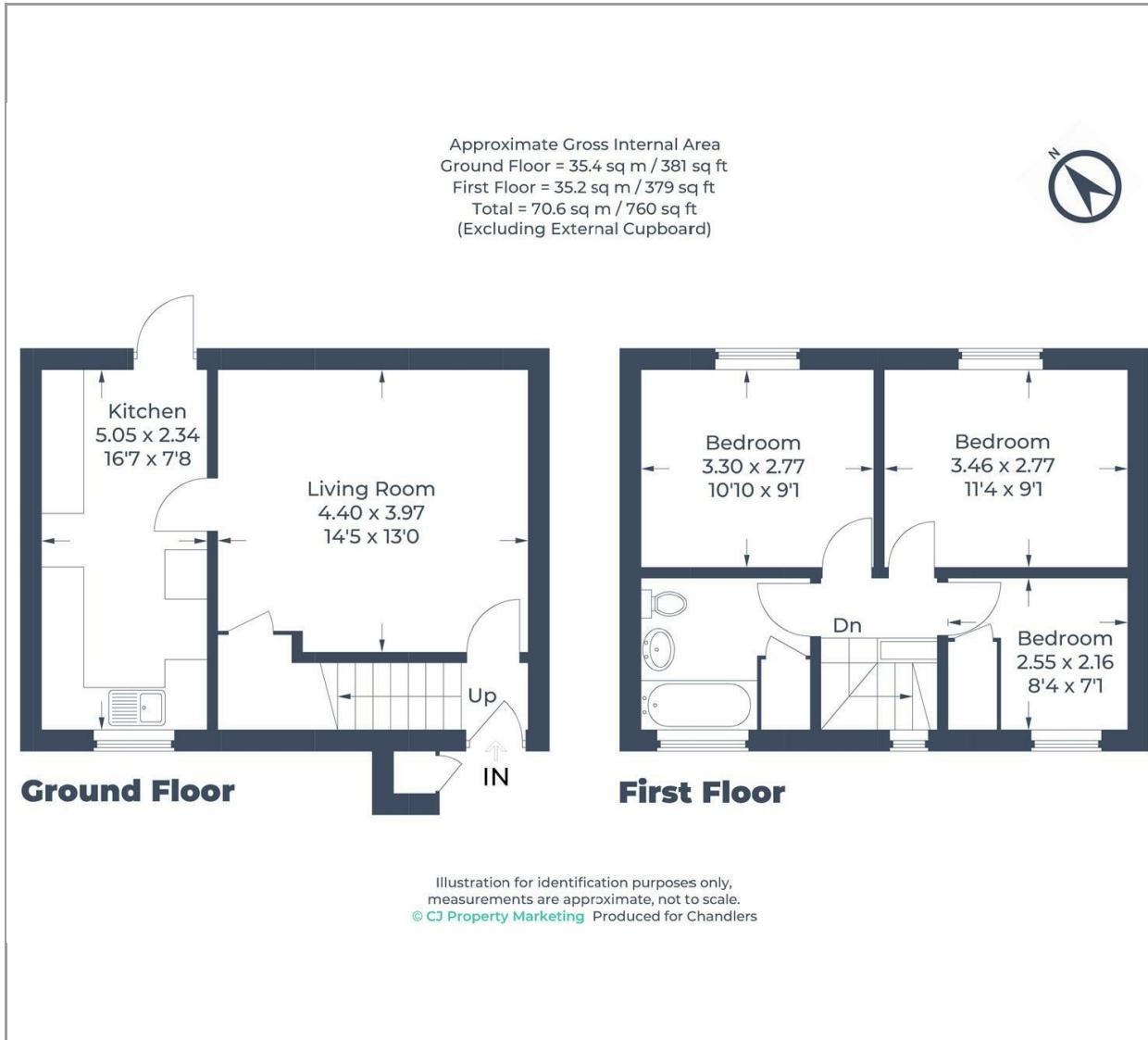
A three bedroom family home with oversized garage and situated to the north east of Letchworth. The property requires some modernisation but provides ample opportunity to a prospective purchaser.

The property comprises, entrance hall, sitting room overlooking the rear garden with door to kitchen / breakfast room. Upstairs are three bedrooms and a family bathroom. The property has a generous sized rear garden with gate out the rear where there is a oversized garage en-bloc. (EPC D, North Hertfordshire Council , Tax Band D)

- Three bedroom family home
 - Popular location
 - Requiring modernisation
 - Entrance Hall
 - Sitting Room
- Kitchen / Breakfast Room
 - Family Bathroom
 - Generous sized garden
 - Oversized garage en-bloc







Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	