



PUTTERILLS

est. 1992

2 Nursery Court, Nevells Road, Letchworth Garden City, SG6 4TS

Guide price £580,000

A spacious and well presented four bedroom townhouse in a delightful courtyard development ideally located for the town centre and train station.

This exclusive development of just seventeen homes was built in 2006 to a very high specification. This particular property is one of the more spacious on the development and comprises, entrance hall with cloakroom off, kitchen/dining room, sitting room with doors opening onto the garden. To the first floor there are two bedrooms, one with an en-suite, and to the top floor there are two further bedrooms and a bathroom. Externally the property offers a generous rear garden and allocated parking for two cars.

The property is ideally located being less than a quarter of a mile from the mainline railway station and close to the town centre amenities. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London Kings Cross take just 28 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is only 2.1 miles away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, leisure facilities and schooling.

ENTRANCE HALL

CLOAKROOM 5'8" x 3'1" (1.73m x 0.94m)

KITCHEN/DINING ROOM 14'8" x 9'3" (4.47m x 2.82m)

SITTING ROOM 17'2" x 12'10"max (5.23m x 3.91m)

FIRST FLOOR

BEDROOM ONE 12' x 9'4" (3.66m x 2.84m)

EN-SUITE 7'4" x 5'10" (2.24m x 1.78m)

BEDROOM TWO 17'1" x 10'6" (5.21m x 3.20m)

SECOND FLOOR

BEDROOM THREE 12'5" x 9'4" (3.78m x 2.84m)

BEDROOM FOUR 9'9" x 9'4" (2.97m x 2.84m)

BATHROOM 7'4" x 5'11" (2.24m x 1.80m)

EXTERNALLY

REAR GARDEN

PARKING

TENURE

We are advised by our client that this property is: Freehold

EPC

EER: C

BROCHURE AND FLOORPLAN DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information

and it must not be inferred that any item shown is included with the property.

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.

MONEY LAUNDERING REGULATIONS

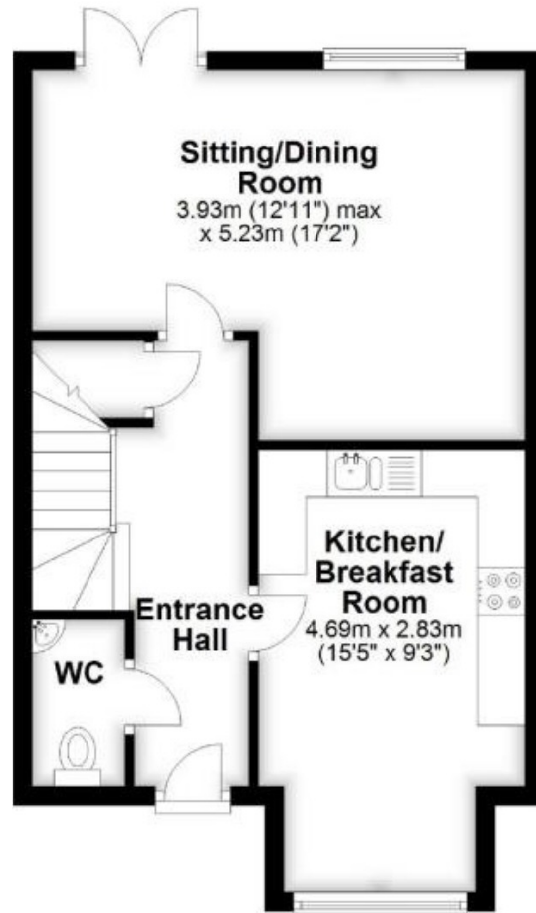
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



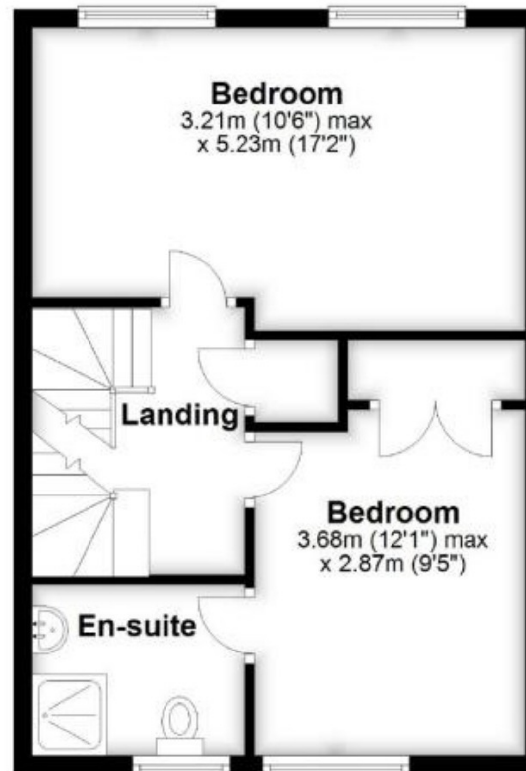




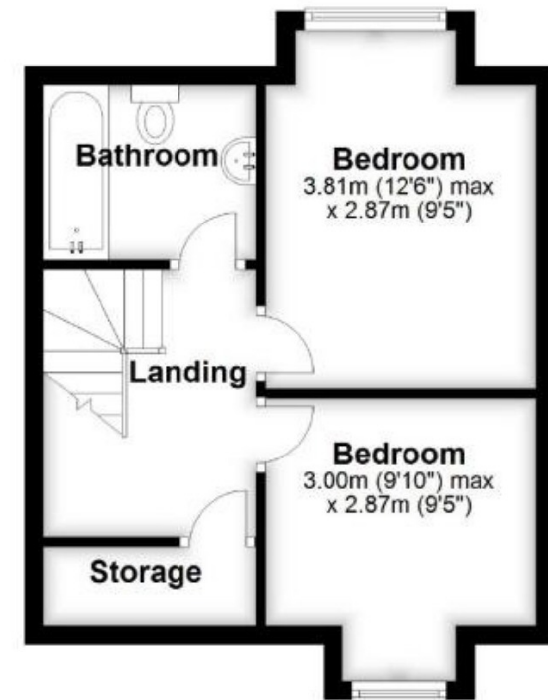
Ground Floor



First Floor



Second Floor



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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