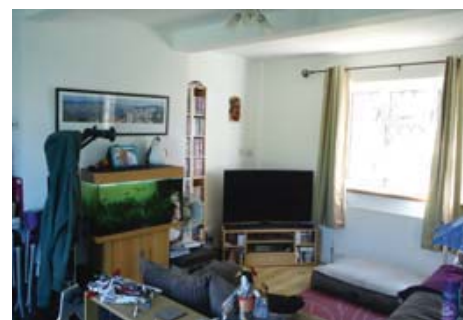


Residential Investment

88 Bursland, Letchworth Garden City, Hertfordshire SG6 4UX

*GUIDE PRICE **£99,000+** (plus fees)



Three bedroom end of terrace property located in the popular town of Letchworth Garden City.

This end of terrace three bedroom property is ideally located only one mile from the centre of Letchworth Garden City with its associated amenities. The property is well presented with a small garden to the front and a sizeable garden to the rear of the property.

Ground Floor Accommodation:

Entrance hall, sitting/dining room, kitchen and family bathroom.

First Floor Accommodation:

Landing, triple aspect master bedroom and two further bedrooms.

Outside:

Walled front garden with side access to a fenced rear garden which is laid to lawn with some border shrubs.

Lease:

99 years from 19th September 1928 (9 years remaining).

Tenure: Leasehold

Local Authority: Hertfordshire County Council - 0300 123 4040

Solicitors: Ewart Price, 16-18 Church Road, Welwyn Garden City, Hertfordshire AL8 6PS. Tel: 01707 332383 Ref: Graham Tooze - gt@ewartprice.com

Energy Performance Rating (EPC): Current Rating E

Rental Income:

The house is currently let under Assured Tenancy agreement generating £975 pcm.

Auctioneers Note:

We understand that the freehold can be purchased from the local authority and that on the 13th October 2017 this figure was quoted as £136,074 plus legal fees. Please refer to the legal pack for further information.

Open House Viewings:

Tue 25 Sep: 09:30 - 10:00

Sat 29 Sep: 09:30 - 10:00

Thu 4 Oct: 09:30 - 10:00

Additional Fees

Buyer's Premium: There is no Buyer's Premium payable on this lot.

Administration Charge: Purchasers will be required to pay an administration fee of £900 incl. VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.