



mather marshall
independent estate agents

Montfitchet Walk, Stevenage
Price guide £190,000 - £200,000

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An ideal first time/investment purchase this one bedroom cluster house is situated in a highly sought after road in Chells Manor. Offering a modern bathroom, good size bedroom, and a lovely lounge area with two Velux windows giving lots of natural light.

A particular feature of this property is the good size private rear garden and also has a parking space.

Chells Manor is situated on the Eastern side of Stevenage and is closeby to local woodland walks. A parade of shops with a pub, community centre all nearby and has excellent bus routes to the Town Centre and Railway Station.

A short drive to Walkern Village offering local countryside and country pubs!



Entrance Hall

Wooden flooring, storage cupboard, storage cupboard housing combination boiler, stairs to first floor. Radiator

Bathroom

P shaped bath with shower attachment, low level wc, wash hand basin. Double glazed window to side aspect, shaver point. Ceramic tiled flooring.



Bedroom

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to side aspect overlooking private garden, radiator, doors to fitted wardrobe



Stairs to first floor

Lounge

12'12 x 10'6 (3.66m x 3.20m)

Double glazed window to side aspect, wooden flooring, radiator, wall mounted hive heating controls, access to loft space, BT and TV points, door leading to kitchen



Kitchen

7'1 x 12'1 (2.16m x 3.68m)

Full range of wall and base units with worktops over, stainless steel sink and drainer with mixer taps, space for fridge freezer and washing machine. Electric cooker with gas hob, double glazed windows to front and rear aspect.



Private Garden

Large patio area leading to large lawn area, gated access to front

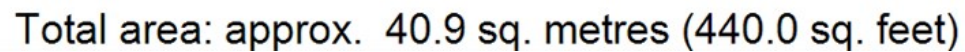





Approx. 18.4 sq. metres (197.9 sq. feet)



Approx. 22.5 sq. metres (242.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>69</p>	<p>90</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>70</p>	<p>91</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	