



## Wetherby Close, Martinswood, Stevenage, SG1 5RX

GUIDE PRICE £325,000 - £335,000 EXCELLENTLY PRESENTED Two Bedroom End of Terraced Property situated on the boarder of Martinswood and Chells Manor in a PEACEFUL Cul De Sac. Features include, FITTED KITCHEN/DINER, Lounge Area with BAY WINDOW, CONSERVATORY Two Sizable Bedroom, Fitted Bathroom, Front and Rear Gardens, TWO ALLOCATED PARKING SPACES, Viewing Highly Recommended.

Offers Over £335,000

# Wetherby Close, Martinswood, Stevenage, SG1 5RX

- Excellently Presented Two Bedroom End Of Terraced
- Peaceful Cul De Sac Location
- Lounge Area with Bay Window
- Two Sizeable Bedrooms
- Front and Rear Gardens
- Located on the Boarder of Mainswood and Chells Manor
- Fitted Kitchen/Diner
- Conservatory
- Fitted Bathroom
- Two Allocated Parking Spaces

## Entrance Hallway

Composite Door to Front Aspect, Coconut Matting, Consumer Unit, Single Panel Radiator, Smoke Alarm, Stairs to 1st Floor Landing.

## Lounge Area

9'11" x 15'2" (3.032 x 4.616)

Bay Window to Front Aspect, Laminate Flooring, Coved Ceiling, Media Wall.

## Fitted Kitchen/Diner

7'9 x 12'8 (2.36m x 3.86m )

Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Cupboards at Eye and Base Level, Gas Hob and Oven, Space for Washing Machine, LED Spot Lighting, Extractor Fan, Space for Fridge/Freezer, Modern Radiator, Wall Mounted Worcester Boiler, Glass Splash Back.

## Conservatory

8'9 x 8'10 (2.67m x 2.69m)

Laminate Flooring, Outside Lighting, Power and Lighting.

## Landing

Doors to all rooms, Double Glazed Window to Side Aspect, Loft Access.

## Bathroom

8'9" x 4'10" (2.676 x 1.463)

P- Shaped Bath with Mixer Tap, Spot Lighting, Single Panel Radiator, Vinyl Flooring, Low Level W.C

## Bedroom Two

7'2" x 11'8" (2.181 x 3.565)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Shelving Units.

## Bedroom One

9'7" x 12'10" (2.931 x 3.910)

Double Panel Radiator, Double Glazed Window to Front Aspect, Airing Cupboard, Fitted Wardrobes,

## Rear Garden

Patio Area, Artificial Grass, Log Cabin, Timber Fencing, Side Gated Access.

## Front Garden

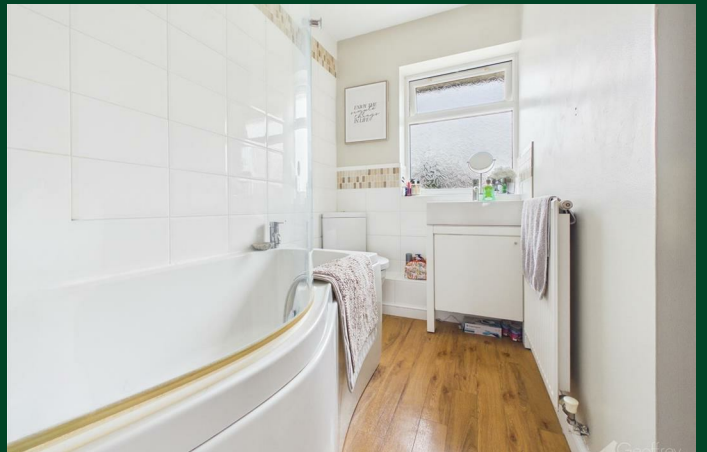
Mature Trees and Shrubs, Pathway Leading to Front Door.

## Local Information

Wetherby Close is a private development on the boarder of Martinswood and Chells Manor consisting of Two and Three Bedroom Properties. This property has ideal access to Martinswood School and Nobel School.

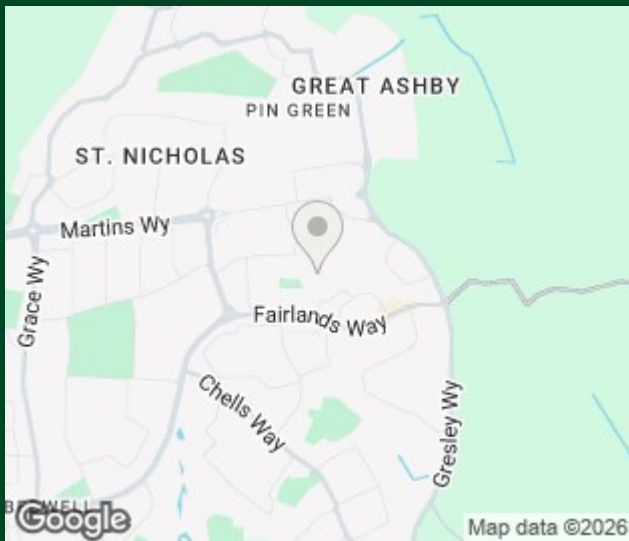
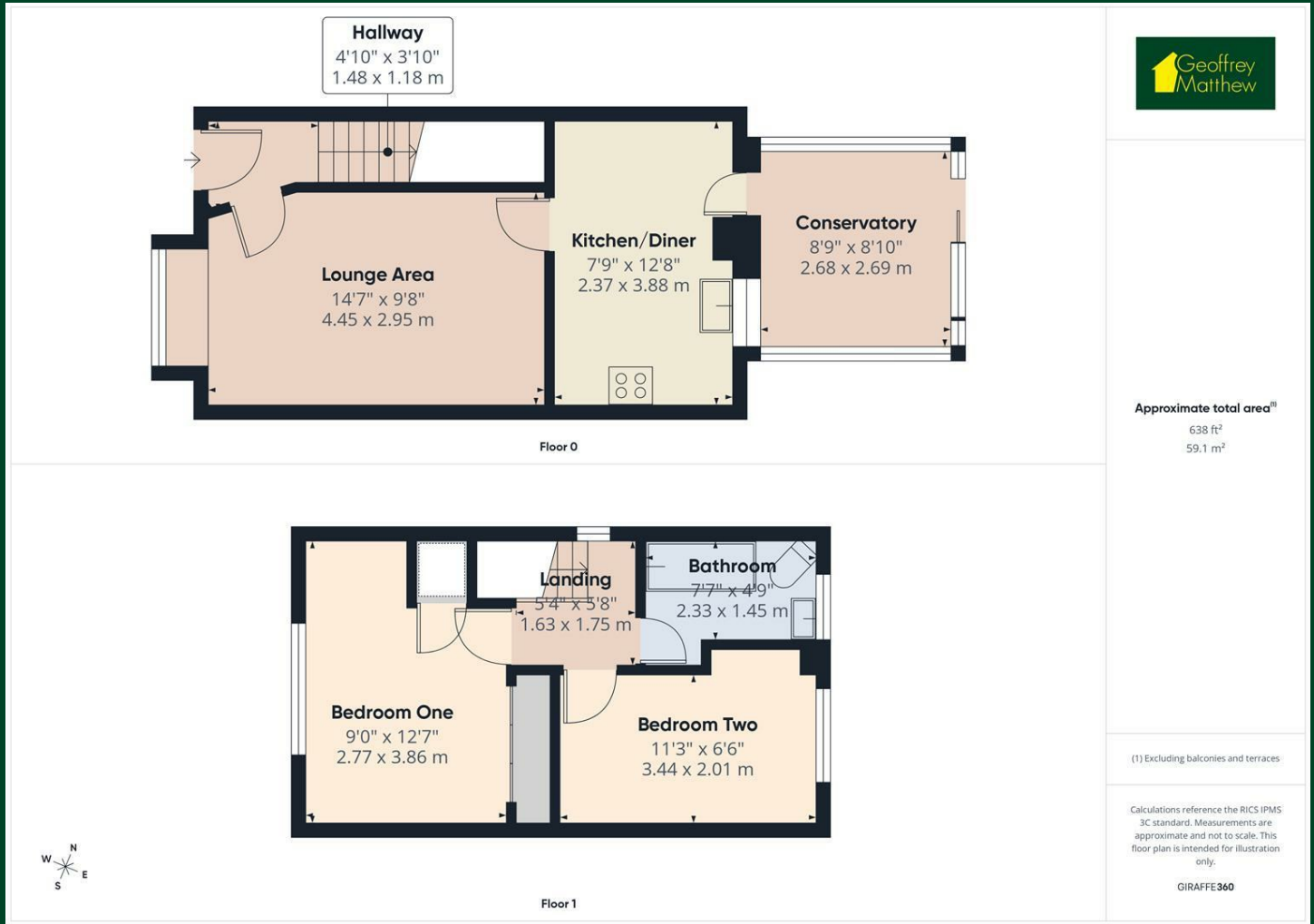
## 2 Allocated Parking Spaces

2 x Allocated Parking Spaces to the side to the property.





# Floor Plan



## Council Tax Details

Band:

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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