



Cleveland Way, Great Ashby, Stevenage, SG1 6BH

THIS TRULY OUTSTANDING SHOW ROOM PRESENTED Two Bedroom END OF TERRACED HOME with TWO ALLOCATED PARKING SPACES, located moments walks to BROOCHES WOOD and Neighbourhood Centre Shopping Complex. Features include, MODERN FITTED KITCHEN with Central Island, Lounge Area, Downstairs Cloakroom, Two DOUBLE Bedrooms, FITTED LUXURY SHOWER ROOM Delightful Rear Garden, Viewing Strongly Recommended with UPWARD CHAIN COMPLETE.

£380,000

Cleveland Way, Great Ashby, Stevenage, SG1 6BH

- Truly Outstanding Show Room Presented Two Bedroom End Of Terraced Home
- Located Moments Walk to Brooches Wood & Neighbourhood Centre Shopping Complex
- Lounge Area
- Two Double Bedrooms
- Delightful Rear Garden
- Two Allocated Parking Space
- Modern Fitted Kitchen with Central Island
- Downstairs Cloakroom
- Fitted Luxury Shower Room
- UPWARD CHAIN COMPLETE

Entrance Hallway

3'4 x 9'2 (1.02m x 2.79m)

Downstairs W.C

2'9 x 5'8 (0.84m x 1.73m)

Lounge Area

9'8 x 14'0 (2.95m x 4.27m)

Kitchen/Diner with Central Island

13'1 x 18'11 (3.99m x 5.77m)

Landing

6'2 x 6'1 (1.88m x 1.85m)

Bedroom One

11'0 x 11'3 (3.35m x 3.43m)

Bedroom Two

6'5 x 10'9 (1.96m x 3.28m)

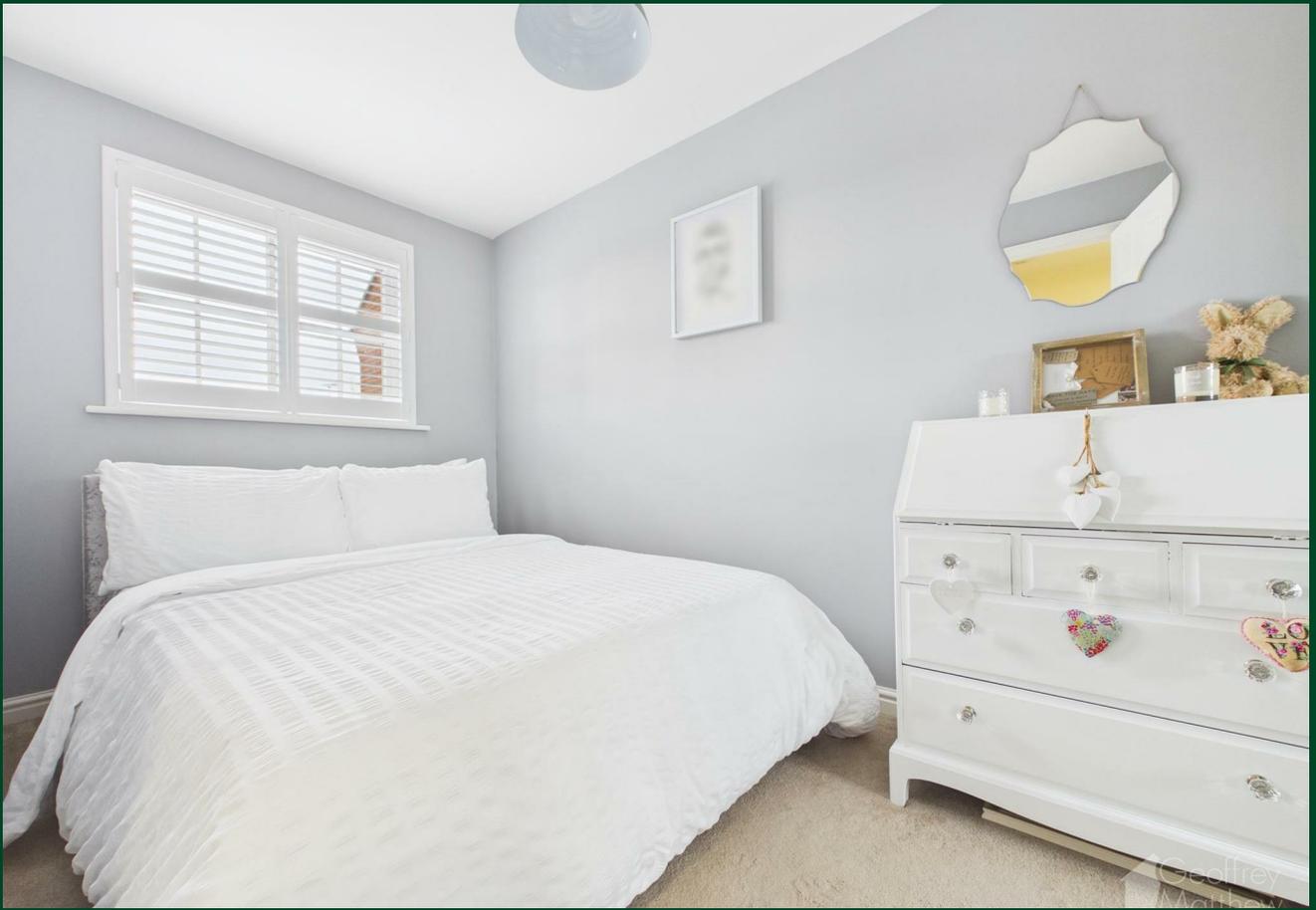
Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Local Information

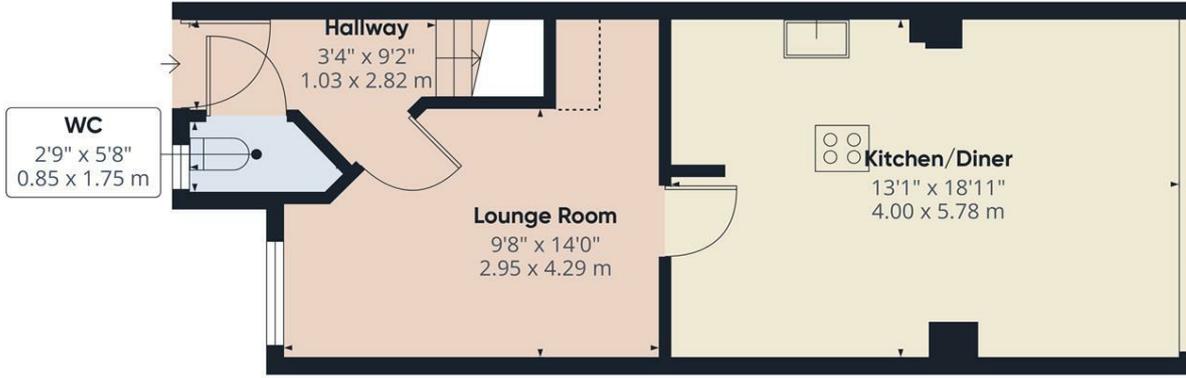
Cleveland Way is situated on the edge of Great Ashby and this property benefits from close proximity Brooches Wood, Neighbourhood Centre Complex and Round Diamond School are also a short distance from this property.







Floor Plan



Floor 0

Approximate total area⁽¹⁾
730 ft²
67.8 m²

Reduced headroom
5 ft²
0.4 m²



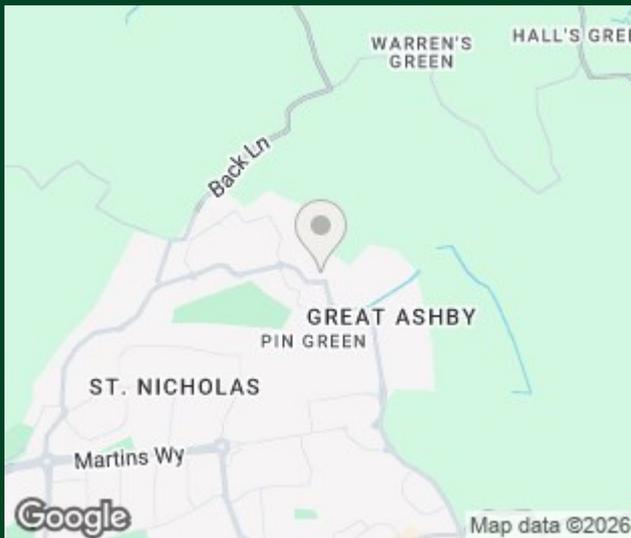
Floor 1

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Details

Band: C

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