



## Fairfield Way, Great Ashby, Stevenage, SG1 6BG

WELL PRESENTED and PEACEFULLY LOCATED Three Bedroom END OF TERRACED HOME situated in Great Ashby with GARAGE AND DRIVEWAY with Parking for 3 Cars. Features include, LOUNGE AREA, Kitchen and Diner Room, WONDERFUL GARDEN VARANDA, Two Double Bedrooms and One Single Bedroom, Family Bathroom & En-Suite to the Master Bedroom, DELIGHTFUL Rear Garden. VIEWING HIGHLY SUGGESTED WITH NO ONWARD CHAIN.

£395,000

# Fairfield Way, Great Ashby, Stevenage, SG1 6BG

- Well Presented and Peacefully Located Three Bedroom End Of Terraced Home
- Garage and Driveway with Parking for Three Cars
- Kitchen and Dining Room
- Two Double Bedrooms & One Single Bedroom
- Delightful Rear Garden
- Great Ashby Location
- Lounge Area
- Wonderful Garden Varanda
- Family Bathroom and Ensuite to Master Bedroom
- Viewing Highly Suggested with No Onward Chain

## Entrance Hallway

Double Glazed Door to Front Aspect, Double Panel Radiator, Stairs to 1st Floor Landing.

## Lounge Area

10'5 x 15'8 (3.18m x 4.78m )

Double Glazed Window to Front Aspect, Single Panel Radiator, T.V Point, Gas Fire with Wooden Mantle and Stone Surround, Smoke Alarm, Heating Control, 2 x Single Panel Radiator.

## Kitchen Area

Roll Top Work Surfaces, Sink and Mixer Tap, Tiled Splash Back, Double Glazed Window to Rear Aspect, Range Cooker, Extractor Fan, Built in Bosch Fridge/Freezer, (Installed 2022).

## Dining Room

Double Panel Radiator, Understairs Cupboard, Worcester Combi Boiler (Installed in 2023), Newly Installed Consumer Unit.

## Garden Veranda

13'7 x 6'10 (4.14m x 2.08m)

Water Tap, Door Opening to Garden and Side Aspect, Lighting.

## Landing

6'1 x 2'1 (1.85m x 0.64m )

Doors to all rooms, Loft Access.

## Bedroom One

8'2 x 11'7 (2.49m x 3.53m )

Single Panel Radiator, Fitted Wardrobes, 2 x Double Glazed Window to Front Aspect, Door to Ensuite

## Ensuite

4'10 x 5'2 (1.47m x 1.57m )

Low Level W.C, Shower Cubicle, Double Glazed Window to Front Aspect, Vinyl Flooring, Wash Basin with Tiled Splash Back,

## Bedroom Two

7'8 x 8'2 (2.34m x 2.49m )

Single Panel Radiator, Double Glazed Window to Rear Aspect, Fitted Wardrobes.

## Bedroom Three

5'6 x 10'2 (1.68m x 3.10m)

Single Panel Radiator, Fitted Wardrobes, Double Glazed Window to Rear Aspect.

## Bathroom

7'2 x 5'8 (2.18m x 1.73m )

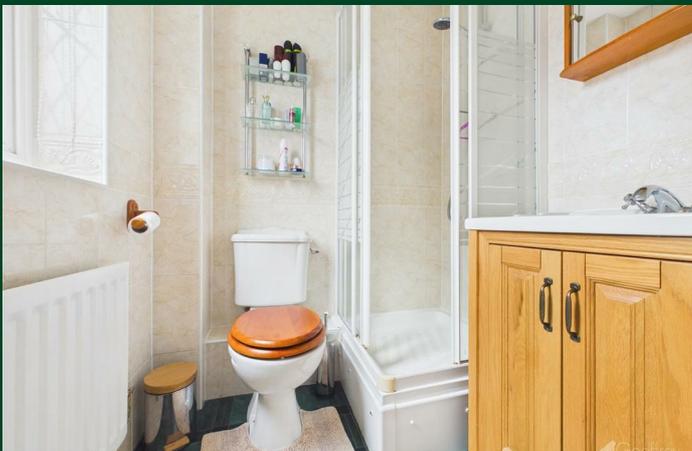
Low Level W.C, Wash Basin with Mixer Tap, Single Panel Radiator, Extractor Fan, Vinyl Flooring, Bath and Mixer Tap.

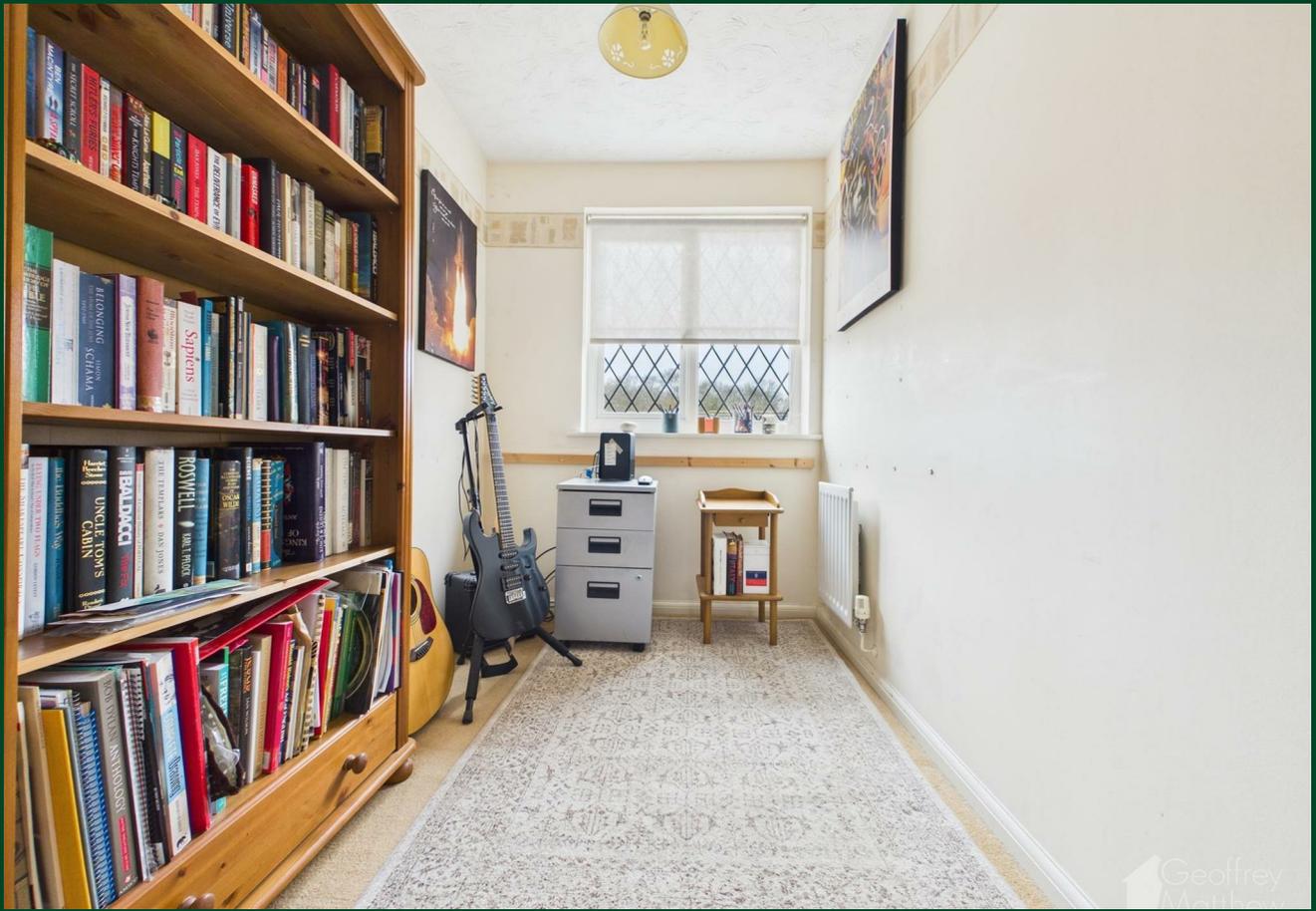
## Rear Garden

Laid to Lawn, Patio Area, Outside Tap, Timber Fencing, Rear Gated Access, 6 x 4 Shed, Mature Trees and Shrubs.

## Local Information

This Property located in Great Ashby which is close to Country Walks via the bridle path and Bus Links which connects to the New Town and Train Station.







# Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
936 ft<sup>2</sup>  
86.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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 <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>			(81-91) <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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