

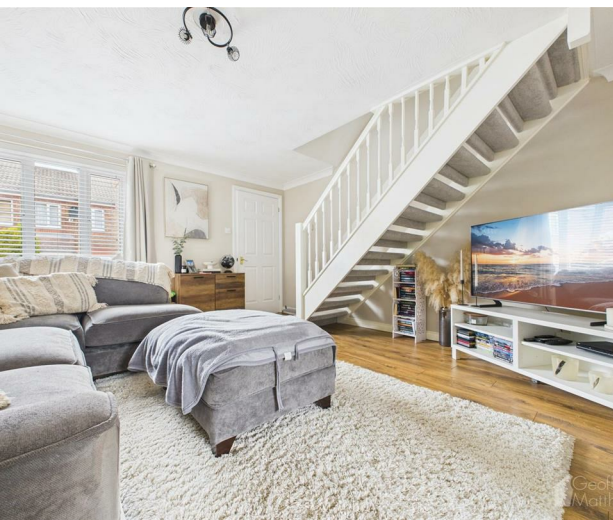


The Chilterns, Great Ashby, Stevenage, Hertfordshire,

Price £350,000

 Geoffrey
Matthew

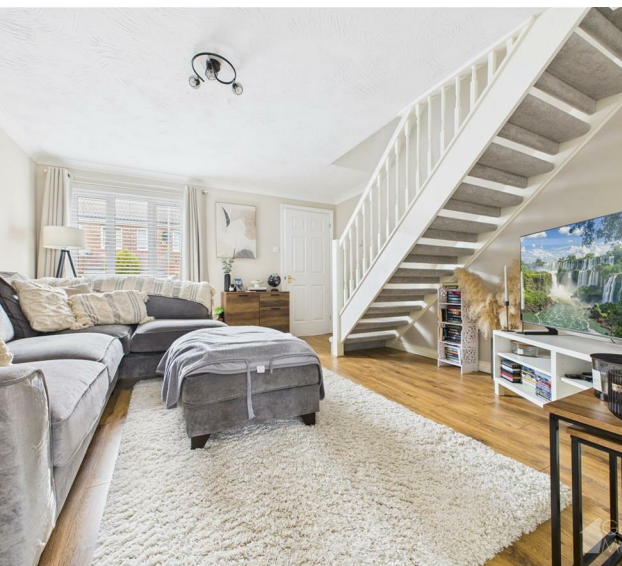
Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Well Maintained Terrace Two Bedroom House, Situated In The Ever Popular Great Ashby Area, Which Offers Close Proximity To A Good Selection Of Local Shops And Catchment For ROUND DIAMOND SCHOOL. Internally Offering A Downstairs Cloakroom, Lounge, Fitted Kitchen/Diner, Two Double Bedrooms, En-suite And Family Bathroom. While Externally Benefitting From A South Facing Garden And Garage.

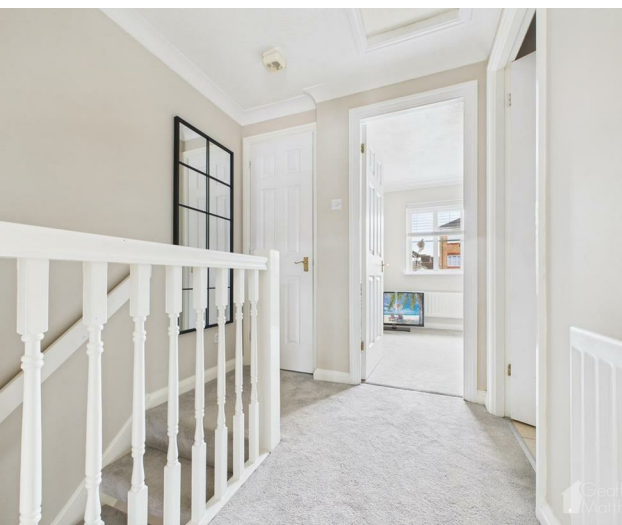




- COTTAGE STYLE TERRACE HOUSE
- GREAT ASHBY AREA
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- GENEROUS SIZE KITCHEN/DINER
- BATHROOM AND EN-SUITE
- LOVELY CONDITION
- GARAGE & DRIVE
- SOUTH FACING REAR GARDEN
- CLOSE SHOPS, SCHOOL AND WOODLAND WALKS







ENTRANCE PORCH

With access via a partly glazed door, wood effect laminate flooring and a single panel radiator.

DOWNSTAIRS WC

Fitted with a modern suite comprising of a a close coupled WC, a corner positioned hand wash basin and tiled splash back, frosted UPVC double glazed window, tiled flooring, fuse box and a single panel radiator

LOUNGE

13'x 14'6" (3.96mx 4.42m")

This generous size lounge is situated to the front elevation of the house with Antique Oak effect laminate flooring, single and double panelled radiators, UPVC window to the front aspect, smoke alarm and a large under stairs recess.

KITCHEN/DINER

12'10"x 9'7" (3.91m"x 2.92m")

This Good size kitchen/diner benefits from an array of soft grey wall and base units, a stainless steel sink and drainer with chrome mixer tap over, spaces for washing machine, dishwasher and fridge freezer, built in electric oven, four ring gas hob with extractor fan over, tiled splash back, grey wood effect herringbone flooring, UPVC double glazed window to the rear aspect, ample space for dining, a single panel radiator, inset lighting and a partly glazed door to the rear garden

STAIRS TO FIRST FLOOR LANDING

with access to the loft space, a built in storage cupboard and a single panel radiator, doors to all first floor accommodation.

BEDROOM ONE

9'9"x 9' (2.97m"x 2.74m)

A double bedroom with a UPVC double glazed window to the front aspect, a single panel radiator, modern panelling to either bedside, a built in double wardrobe and an additional built in storage cupboard.

EN-SUITE

comprising of a corner positioned shower unit with chrome shower fittings, a hand wash basin with pedestal and chrome waterfall mixer tap, a close coupled WC with chrome push button flush, a chrome heated towel rail, mostly tiled walls and ceramic tiled flooring and a UPVC frosted double glazed window.

BEDROOM TWO

13'x 8'5" (3.96mx 2.57m")

Again a double bedroom with a UPVC double glazed window to the rear aspect, large recess, a single panel radiator.

BATHROOM

comprising of a panel surround bath with chrome waterfall mixer tap and shower attachment, a hand wash basin with pedestal and chrome waterfall mixer tap, close coupled WC with push button flush, partly tiled walls and ceramic tiled flooring, heated towel rail, extractor fan and inset lighting.

REAR GARDEN

A good size rear garden with a a paved patio raising to a laid lawn surround by planted borders, external tap and gated rear access.

GARAGE AND DRIVE

situated to the rear of the property, with drive for one car, the current vendors have adapted the front so can also park there although this is unofficial.





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(91-100) A			(91-100) A
(81-90) B			(81-90) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(46-54) E			(46-54) E
(39-45) F			(39-45) F
(31-38) G			(31-38) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales



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