



Grampian Place, Great Ashby, Stevenage, Hertfordshire,

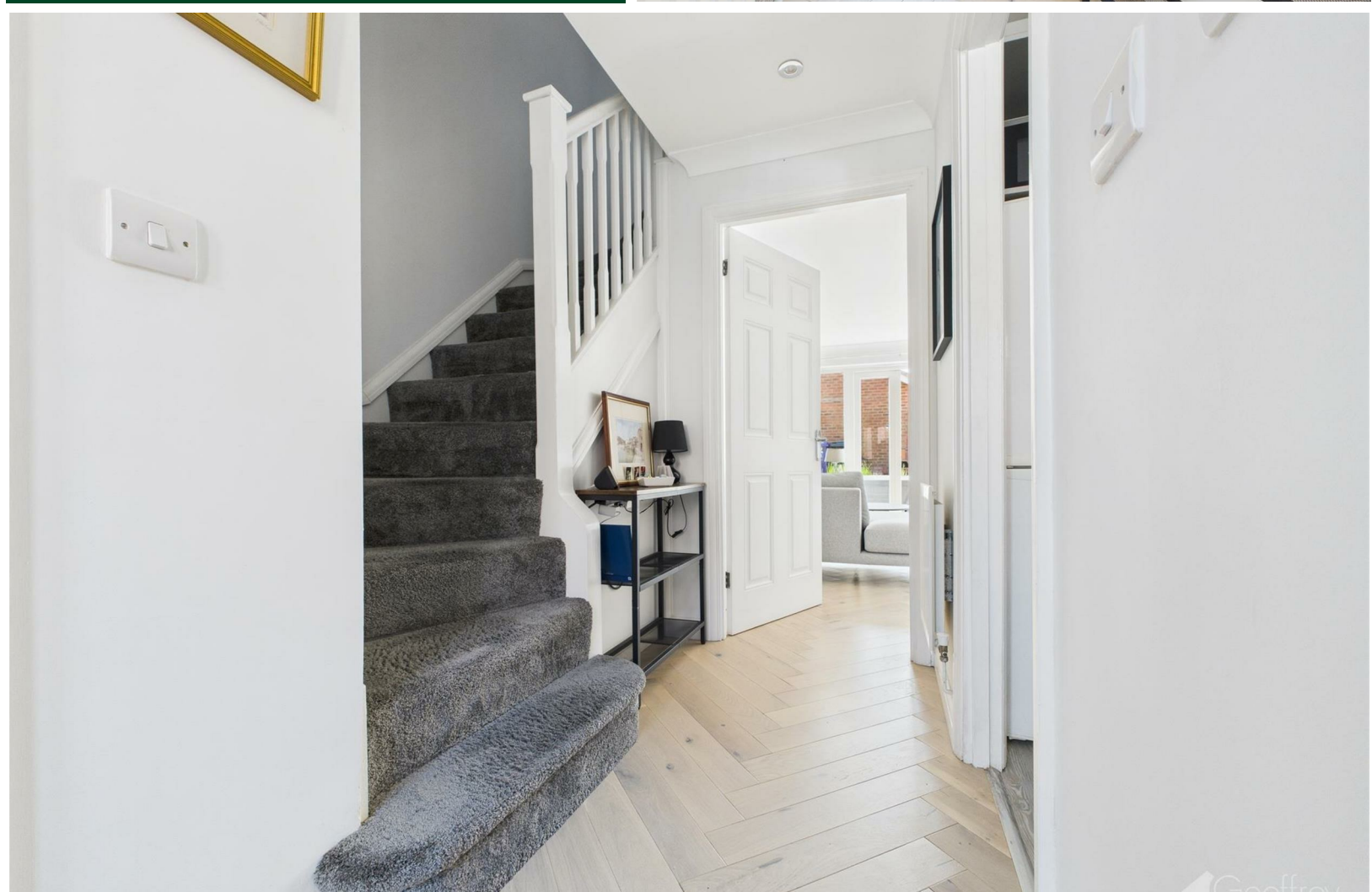
Price £335,000

 Geoffrey  
Matthew





Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully Presented Two Bedroom Middle Row House, Situated In The Continually Sought After Great Ashby Area, Which Offers A Good Range Of Shops And Primary School In Close Walking Distance, And Array Of Woodland Walks. Internally The Property Has Been Extremely Well Maintained Throughout As Well As Seeing Some Recent Modifications, And Includes A Modern Fitted Kitchen, Lounge, Downstairs Cloakroom, Two Double Bedrooms, A Luxuriously Refitted En-Suite, Family Bathroom. Whilst Externally Benefiting From A Newly Landscaped Rear Garden, Garage & Drive. **EARLY VIEWING IS HIGHLY ADVISED !!!**





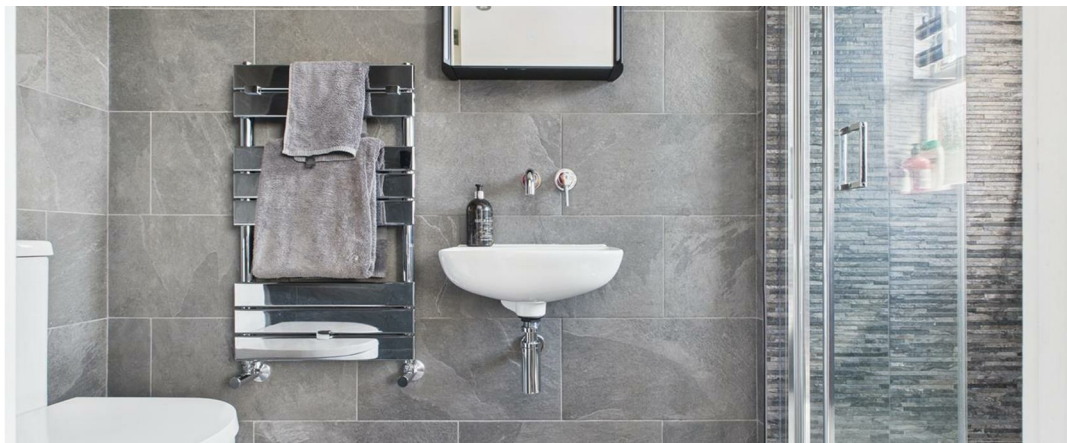
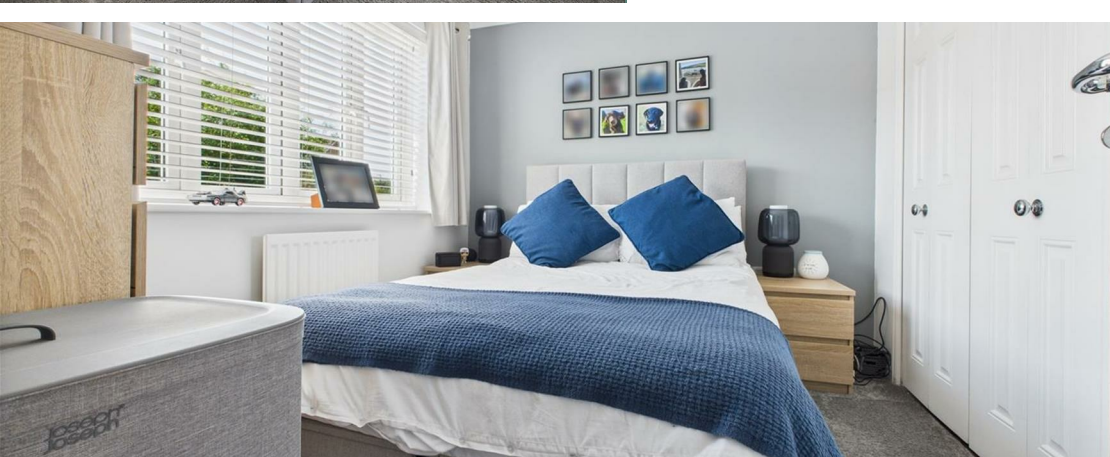
- MIDDLE ROW HOUSE
- GREAT ASHBY AREA
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- MODERN FITTED KITCHEN
- GENEROUS LOUNGE
- BATHROOM & REFITTED EN-SUITE
- RECENTLY LANDSCAPED REAR GARDEN
- GARAGE & DRIVE
- CLOSE TO SHOPS AND WOODLAND WALKS















### ENTRANCE HALL WAY

A welcoming entrance hall with access via a partially glazed door, inset lighting, a single panel radiator, coving to the ceiling and beautifully laid Oak engineered wood flooring.

### DOWNSTAIRS WC

Fitted with a corner positioned hand wash basin and pedestal and chrome mono-bloc tap, close coupled WC, partly tiled walls, single panel radiator, inset lighting, a frosted UPVC double glazed window and wood effect laminate flooring

### KITCHEN

Beautifully fitted with a great selection of modern soft grey high gloss wall, base and drawer units with square edged work surfaces over with an inset sink and chrome mixer tap over, spaces for both fridge freezer and washing machine, eye level electric oven, induction hob with extractor over, inset lighting and under unit lighting, tiled splash backs, oak effect luxury vinyl plank flooring and a UPVC double glazed window to the front aspect.

### LOUNGE

A good size lounge space with UPVC French patio doors to the rear aspect, a continuation of the Oak engineered flooring, a built in storage cupboard, coving to the ceiling, single panel radiator, inset lighting and media points.

### STAIRS LEADING TO THE FIRST FLOOR LANDING

With access to the loft space, a built in cupboard, inset lighting and coving to the ceiling.

### BEDROOM ONE

A good size double bedroom, with a UPVC double glazed window to the rear aspect, single panel radiator, fitted wardrobes to one wall, inset lighting and coving to the ceiling.

### EN-SUITE

Refitted by the current owners this luxurious en-suite comprises of a fully enclosed shower cubicle with a low profile base and Crosswater fittings including a rainfall shower head, bi-folding door, a wall hung hand wash basin complemented by chrome fittings and finished with Crosswater wall mounted chrome tap and control, a close coupled WC, a contemporary chrome heated towel and elegantly finished with slate effect tiled walls and flooring, inset lighting, extractor fan and a frosted UPVC double glazed window..

### BEDROOM TWO

Again a double bedroom with a UPVC double glazed window to the front aspect, single panel radiator and a large recess, coving to the ceiling and inset lighting.

### BATHROOM

Fitted with a panel surround bath with chrome mixer tap accompanied by chrome shower fittings including a rainfall shower head, a close coupled WC, hand wash basin and pedestal with chrome mixer tap, partially tiled walls, a single panel radiator and wood effect flooring.

### REAR GARDEN

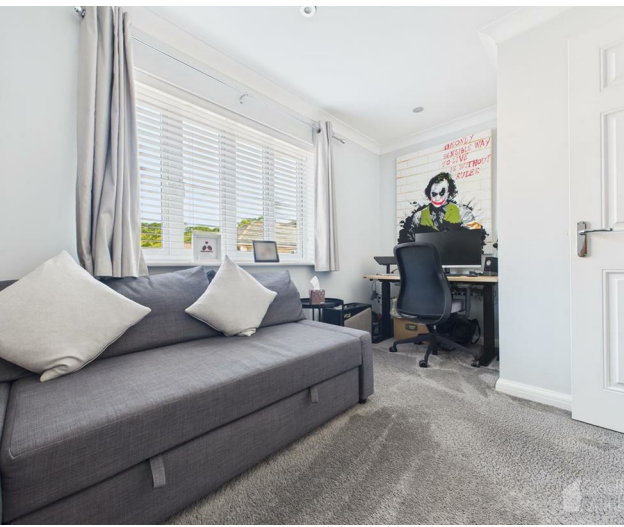
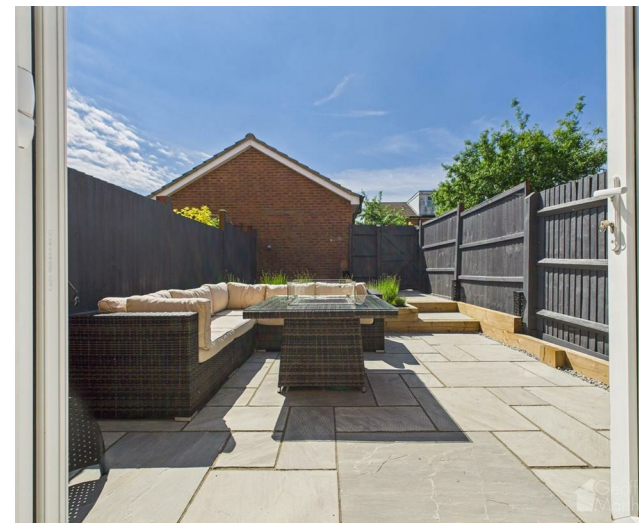
Recently landscaped by the current owners this private south facing rear garden benefits from a comfortable paved patio seating area with railway sleeper holding wall and steps leading to, a small relaid lawn, gated rear access, external tap, lighting and power points.

### GARAGE & DRIVE

situated to the rear of the house, the garage has had a replacement electric roller door, eave storage and parking for one car to the front.

### ADDITIONAL NOTES

other than the changes to the naked eye, the current owners have not only kept the property in beautiful condition but have recently installed pumps to ensure the water pressure is considerably better.







## Council Tax Details

£2,073 pa C

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(49-54) E				(49-54) E			
(41-48) F				(41-48) F			
(35-40) G				(35-40) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	









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