



**** GUIDE PRICE £365,000 - £375,000 ****

A rarely available two bedroom semi detached bungalow in an enviable location on the edge of the Old Town. In a cul de sac location with a generous wrap around plot with bags of potential to extend (STPP) if required. The property is well presented offering a modern fitted kitchen with a door to a separate breakfast room which overlooks the garden. A bright and spacious lounge. Two double bedrooms and a modern shower room. A single garage and a driveway with off road parking for several vehicles.

The property is a short distance to the Old Town and also conveniently placed for access to the New Town and Railway Station with regular bus routes. All local amenities are nearby.

The property is offered with no upward chain.



Entrance Porch

Entrance via a double glazed front door with a double glazed windows and a sliding door into the entrance hallway.

Entrance Hallway

With doors leading to kitchen and living room and access to storage cupboard.

Kitchen

8'7" x 8'5" (2.62m x 2.57m)

A good range of wall and base units with wood effect roll top worksurfaces over. Part tiled walls. Stainless steel sink unit and drainer with matching mixer taps and cupboards under. Built-in double oven with hob with extractor fan over. Plumbing for washing machine and space for a fridge/freezer. Recess area for storage. Door leading to a dining/breakfast area.

Dining/Breakfast Area

9'8" x 7'6" (2.95m x 2.29m)

Double glazed window to the rear and a double glazed door to the front.



Lounge

16' x 12' (4.88m x 3.66m)

A good size room with a double glazed window to the front overlooking the front garden. Feature fireplace with fitted fire. TV and telephone points. Radiator. Door to the rear hallway.



Rear Hallway

Doors leading to the bedrooms and shower room.

Master Bedroom

13'6" x 8'9" (4.11m x 2.67m)

A spacious room with a double glazed window to the rear overlooking the rear garden. Radiator and airing cupboard.



Bedroom Two

11'7" x 10'8" (3.53m x 3.25m)

Another double room with a double glazed window to the rear overlooking the rear garden. Built-in wardrobes, radiator.



Shower Room

A three piece suite comprising a double shower with glass doors and wall mounted shower unit. Low level WC, vanity unit with part inset wash hand basin with mixer tap and cupboards under. Tiling to walls. Radiator. Double glazed frosted window to the side.



Front Garden

Path to the front door with lawn area with shrubs.

Rear Garden

A neat and tidy garden on a generous plot laid mainly to lawn with shingle borders and several patio areas. Large timber shed, Fenced boundaries. Gated side access. Side area offers further parking potential.





Approx. 65.6 sq. metres (705.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		61	8
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		58	85
England & Wales		EU Directive 2002/91/EC	

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