



Canterbury Way, Stevenage, SG1 4ED

£265,000



2



2



1

Canterbury Way, Stevenage

** DESIRABLE LOCATION - PRIVATE GARDEN - GROUND FLOOR**

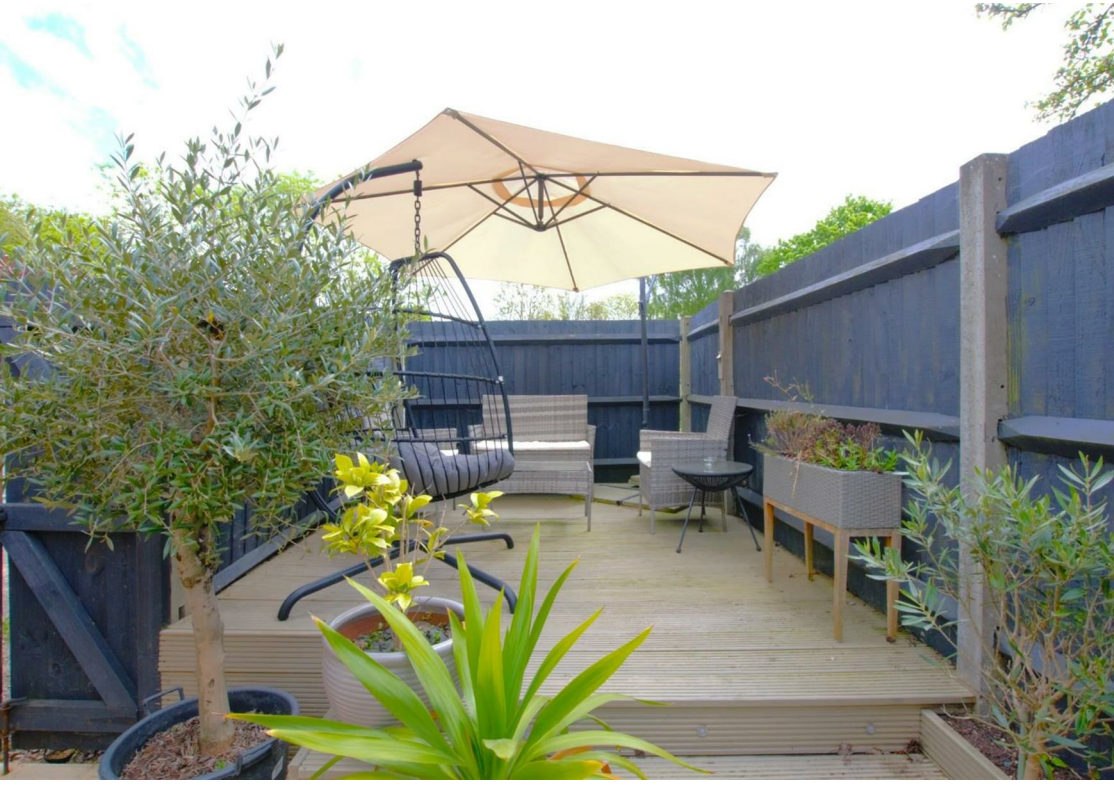
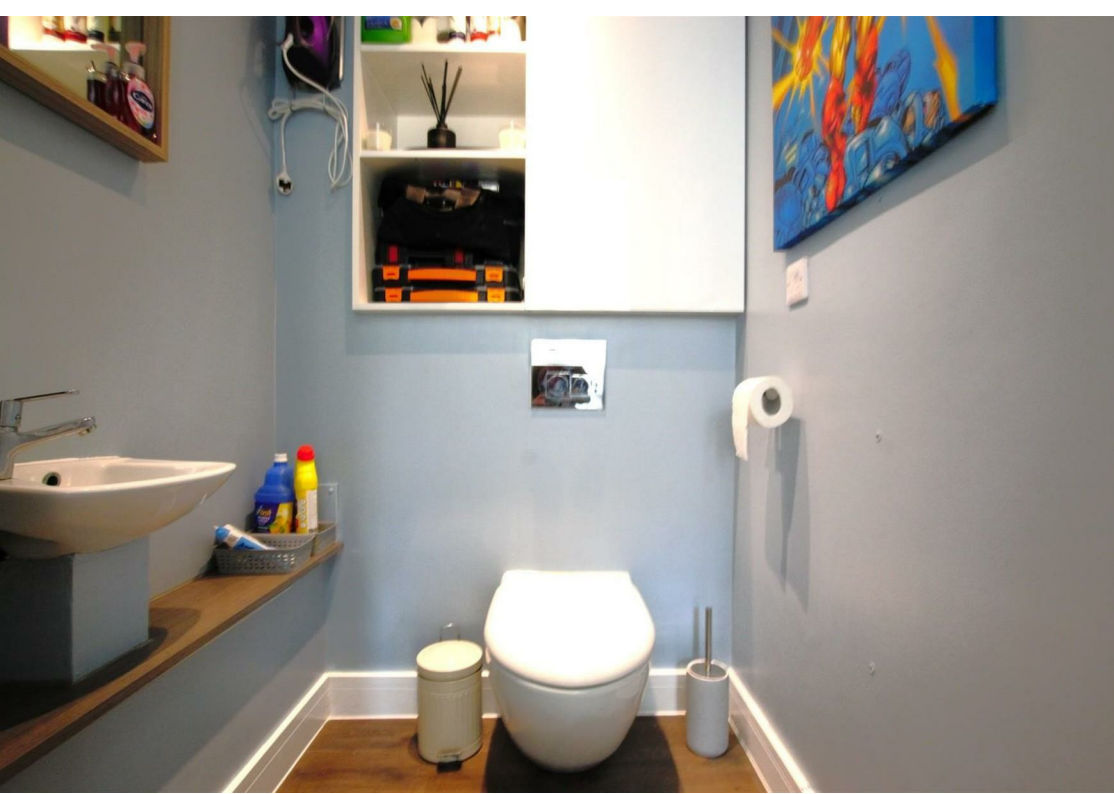
Nestled in the desirable area of Canterbury Way, Stevenage, this charming two-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious open plan kitchen, living, and dining area, ideal for both entertaining guests and enjoying quiet evenings at home. The layout promotes a sense of togetherness, making it a perfect space for family gatherings or social occasions.

The maisonette boasts two well-appointed bedrooms, each featuring its own ensuite bathroom, providing privacy and convenience for residents and guests alike. Additionally, there is a guest WC, ensuring that the needs of visitors are well catered for.

Outside, you will find a private garden, a delightful retreat for relaxation or outdoor activities. This space is perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. The property also includes parking for one vehicle, adding to the ease of living in this lovely home.

With its prime location and thoughtful features, this maisonette is an excellent opportunity for those seeking a comfortable and stylish living space in Stevenage as the property has no ground rent or service charge. Whether you are a first-time buyer or looking for investment this property is sure to meet your needs. Don't miss the chance to make this delightful maisonette your new home.







Entrance Hall:

With doors to:

Bedroom One:

13'8 x 12'2

UPVC double glazed window to front, radiator, built in wardrobes and door to:

Ensuite:

6'8 x 4'6

Low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head, chrome heated towel rail and tiled throughout.

Kitchen/Lounge/Diner:

21'10 x 9'5

Fitted with a range of base and wall units with contrasting work surface incorporating single bowl stainless steel sink with mixer tap and drainer, built in oven and microwave, four ring hob with extractor fan over, built in washing machine and dishwasher, radiator, UPVC double glazed window to side and doors to:

Bedroom Two:

10'1 x 9'11

UPVC double glazed window to side, radiator, door to:

Ensuite:

10'2 x 4'2

Low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head, chrome heated towel rail, UPVC double glazed window to front.

Private Garden:

Paved patio with artificial grass area and steps up to raised timber decking, enclosed by panel fencing, pedestrian gated rear access, outside light.

Driveway:

Parking for one car.

Tenure:

Leasehold. 118 years remaining.

Ground Rent - £0 per annum.

Service Charge - £0 per annum.

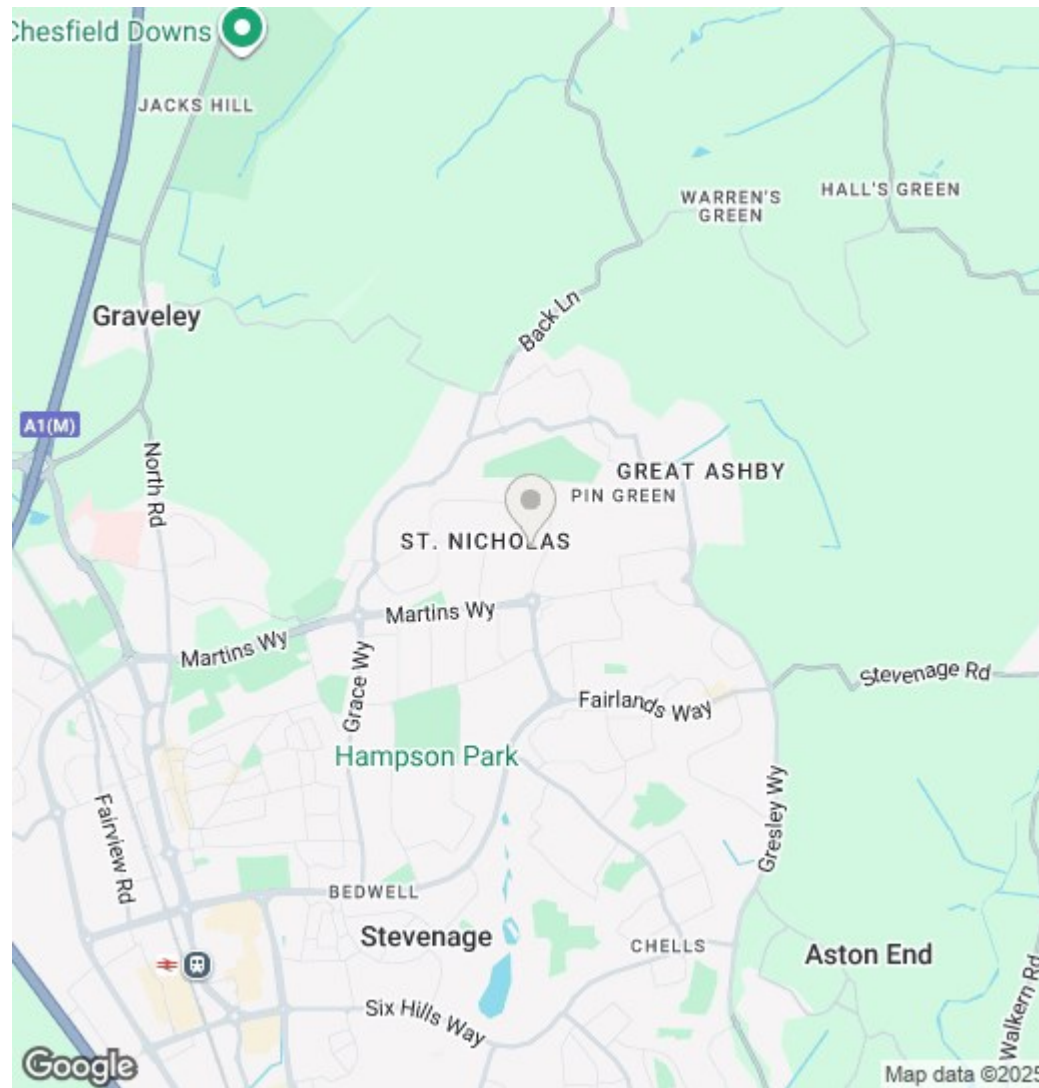
Ground Floor



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com