



Bradman Way, Stevenage, SG1 5RE

Guide Price £315,000



Bradman Way, Stevenage

****CHAIN FREE – PRIVATE PARKING – RARE DETACHED BUNGALOW****

This charming over 55s detached bungalow located on Bradman Way in Stevenage, benefiting from the Peabody Sheltered Housing Scheme! This property boasts a unique feature of being the **ONLY DETACHED** home in the development, offering you privacy and tranquillity. With good size living room, two well presented bedrooms, and shower room, this bungalow is perfect for those looking to downsize or enjoy single-level living.

Situated in a chain-free environment, this property is ideal for over 55s looking to settle down in a peaceful neighbourhood with a great community. The convenience of being close to local amenities adds to the appeal of this lovely home, making daily errands a breeze.

Don't miss out on the opportunity to own this delightful detached bungalow in Stevenage. Contact us today to arrange a viewing and envision the potential this property holds for you!





Front door into:

Entrance Hall:

Cupboards, loft access, electric heater, radiator and doors to

Living Room:

17'4 x 12'1

Electric heater, double glazed window to side, doors opening to side, fireplace and coving.

Kitchen:

10'7 x 7'5

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, built in oven four ring electric hob with extractor fan over, freestanding fridge/freezer, washing machine and dryer.

Bedroom One:

17'4 x 10'1

Double glazed window to side, built in wardrobes, low level cupboard and electric heater.

Bedroom Two:

10'1 x 6'9

Double glazed window to front and electric heater.

Shower Room:

10'7 x 7'7

Opaque UPVC double glazed window to rear, low level WC, wash hand basin with mixer tap, walk in shower, chrome heated towel rail and cupboard.

Communal Garden:

Communal garden mainly laid to lawn

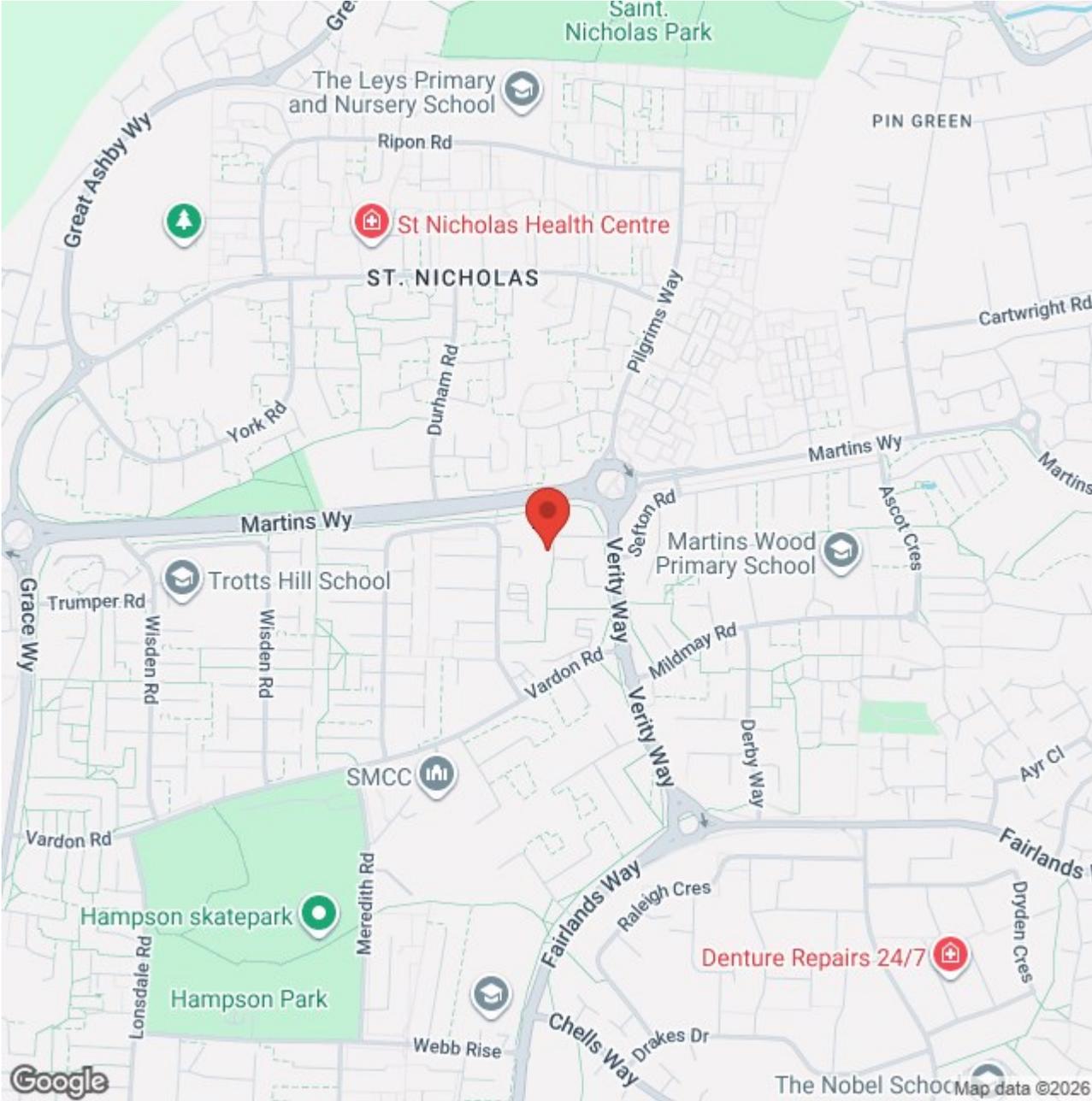
Car Park:

Private car park for residents only.

Tenure:

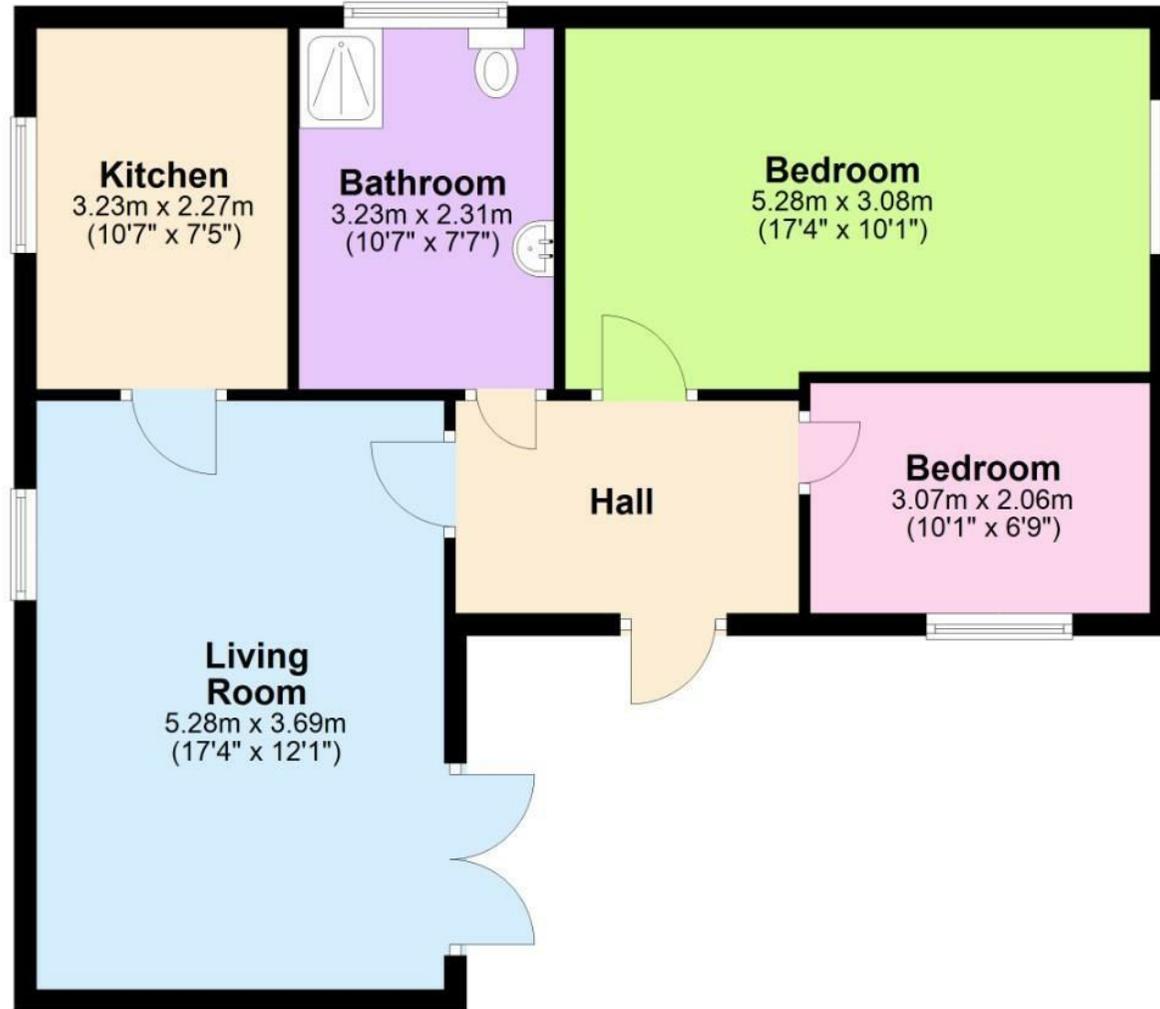
Freehold.

Service Charge - £3,120 per annum to include maintenance of gardens, emergency pull cords, insurance, communal car park and repairs.



Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| 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