



Verity Way, Stevenage, SG1 5PP

£315,000



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Verity Way, Stevenage

****GUIDE PRICE £315,000 - £325,000****

CHAIN FREE and situated within the popular Verity Way area of Stevenage, this well-proportioned three-bedroom terraced home offers practical and versatile accommodation, making it an excellent choice for first-time buyers, young families or those looking for a comfortable home in a convenient location.

The property provides a good balance of living and bedroom space, with three bedrooms alongside a family bathroom and the added convenience of a separate WC.

Outside, the home benefits from a good-sized rear garden, offering plenty of space for relaxing, entertaining or for children to enjoy. Casual parking is also available within the surrounding area.

Verity Way is well positioned for everyday amenities, with local shops within walking distance and convenient access to the wider facilities and transport links available throughout Stevenage.

Offering a combination of space, convenience and a popular residential setting, this property represents a great opportunity for buyers looking to make their next move.







Entrance Hall:

Stairs to first floor, radiator and doors to:

Living Room:

16'6 x 9'8

UPVC double glazed window to front, fireplace and opening to:

Dining Room:

9 x 8

UPVC double glazed window to rear, radiator and doors and opening to:

Conservatory:

13'3 x 12'3

Conservatory with double glazed UPVC windows throughout and access to the garden via double doors.

Kitchen:

11'2 x 9'11

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, appliance space for cooker, washing machine and dishwasher, UPVC double glazed window to rear.

Utility:

5'6 x 3'5

Entrance leading into the property and door to:

Storage Room:

9'7 x 5'9

Storage space with electricity and double glazed window to the rear.



WC:

Low level WC with sink and mixer tap, double glazed UPVC window to the front.

First Floor Landing:

Access to loft, cupboard and doors to:

Bedroom One:

14'11 x 9'8

UPVC double glazed window to the front of the property, storage cupboard and radiator.

Bedroom Two:

14'2 x 8'2

Double glazed UPVC window to front and radiator.

Bedroom Three:

11'9 x 6'6

Double glazed UPVC window to rear, radiator and storage cupboard.

Wet Room:

6'7 x 5'5

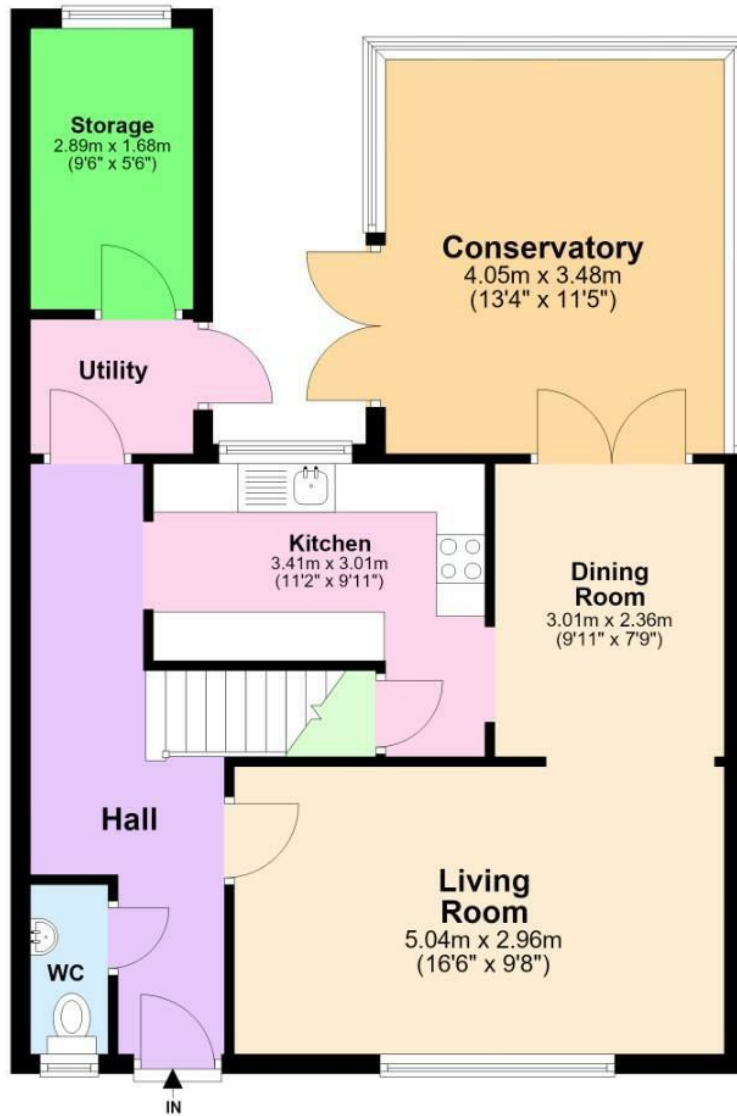
Wet room with basin sink and mixer tap, low level wc and double glazed UPVC window.

Garden:

Paved patio seating area with steps leading to lawn and enclosed by panel fencing, outside light, shed and pedestrian gated rear access.

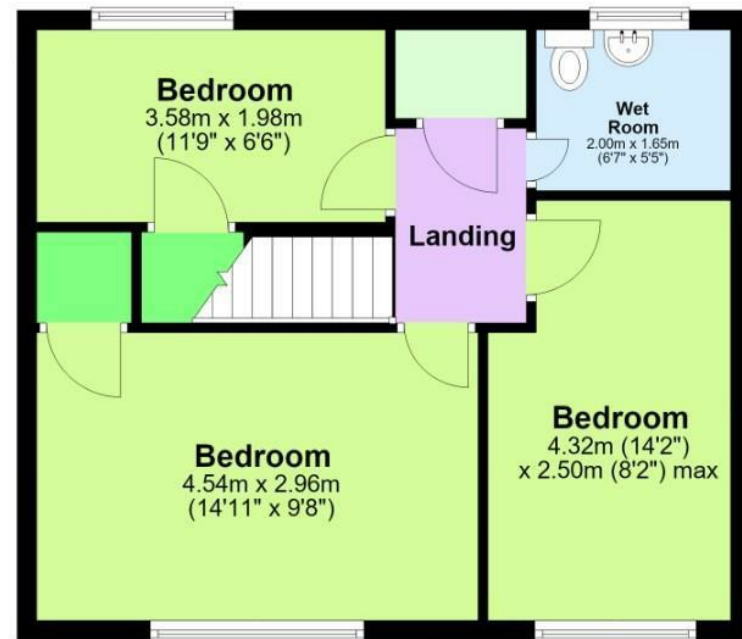
Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

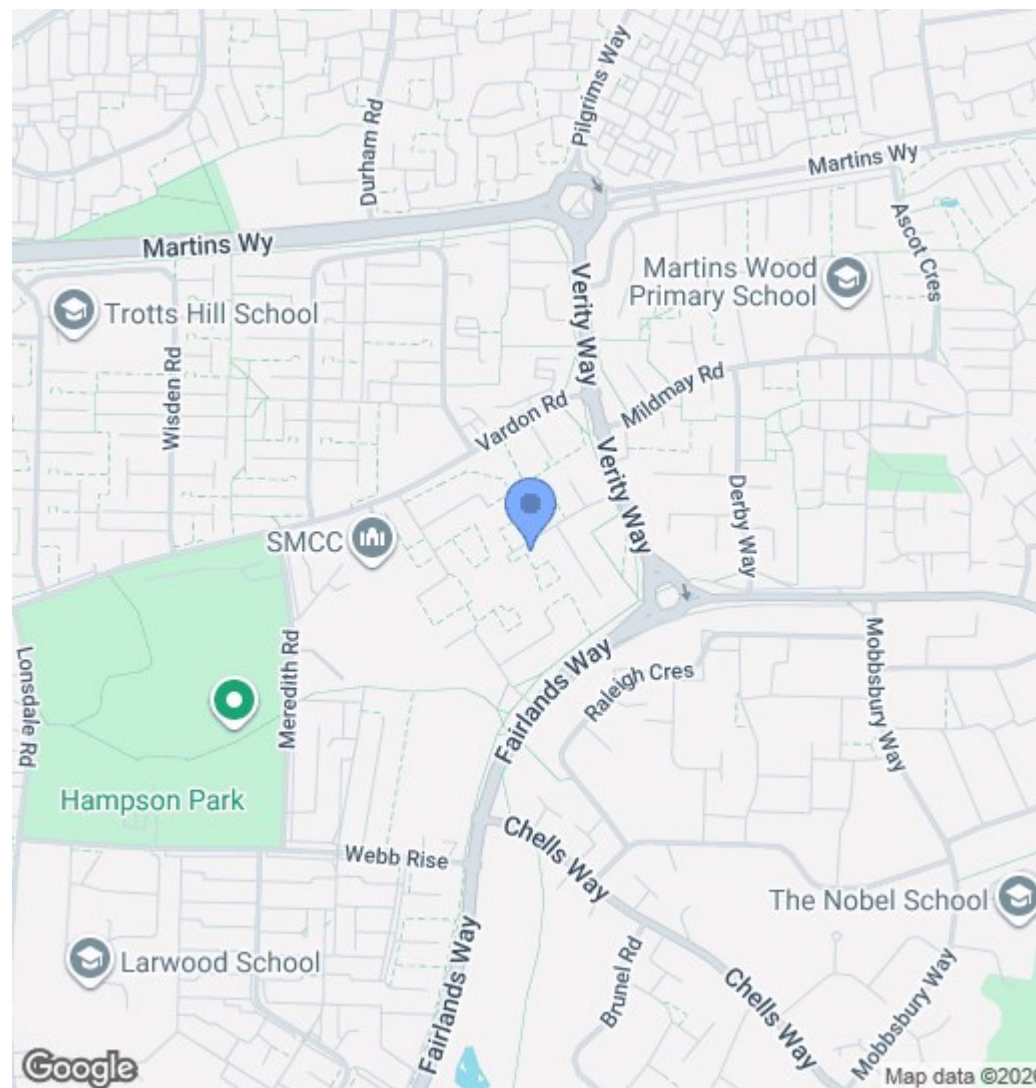
Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 106.8 sq. metres (1149.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	75
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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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