








# 17 Ryders Hill

Stevenage, SG1 6BN  
Offers Over £375,000

 2 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

\*\*\* Guide Price £375,000 to £385,000 \*\*\* A beautiful two bedroom semi detached home within this desirable road within Great Ashby. Set in an elevated position at the end of a small cul-de-sac with a garage and parking in front of the property.

Steps lead up to the front door with patio and artificial grass front garden providing a secluded additional seating area. Once within the house a hallway provides access to a cloakroom and the sitting room. The Sitting room has a large understairs cupboard which has been designed to provide a small study area. The refitted kitchen features a range of units, quartz worksurfaces and fitted fridge/freezer, electric hob, oven and grill, dishwasher and washing machine.

Upstairs the main bedroom has two double wardrobes and an ensuite shower room while the second bedroom is a good sized double, the family bathroom is finished in a white suite. The rear garden has a patio, lawn and side access. (EPC Rating C, Council Tax band C, North Herts Council.)



- Two bedroom semi-detached
- Garage and parking
- Hallway
- Cloakroom
- Sitting room with small understairs study area.
- Re-fitted kitchen / dining room with fitted appliances.
- Main bedroom with ensuite
- Second double bedroom
- Bathroom with window
- Enclosed rear garden with side access








Approximate Gross Internal Area  
 Ground Floor = 38.4 sq m / 413 sq ft  
 First Floor = 35.6 sq m / 383 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 88.0 sq m / 947 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	

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