Mendip Way, Stevenage, SG1 6GE

£375,000

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Mendip Way, Stevenage

GUIDE PRICE £375,000 - £400,000 | CHAIN FREE | Three/Four Bedrooms | Garage En-Bloc | En-Suite Shower Room | Freehold | Three Double Bedrooms

Offered to the market CHAIN FREE is a spacious three/four bedroom terraced house in the sought after Great Ashby area of Stevenage.

To the ground floor the property comprises a kitchen/dining room with back door to the rear and integrated appliances, a separate snug/fourth bedroom and WC. On the first floor is a living room and double bedroom with fitted wardrobes to the second floor is the master bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes and family bathroom.

Externally a low maintenance rear garden has gated access which can lead to a single garage en-bloc.

The property further benefits from yearly gas safety certificates, an up to date EICR (Electrical Installation Condition Report) and has a prospective rental income of circa £1700pcm.

The property is freehold with a council tax band of D with North Hertfordshire Council. The garage is leasehold with a lease of 125 years from 7th June 2006 with a peppercorn rent of £1.00pa.

Within walking distance are stunning woodlands, countryside walks and public footpaths to the surrounding villages of Weston and Aston as well as a parade of shops to include a post office, veterinary surgery, pharmacy and takeaways. The local Ofsted rated "outstanding" primary school, Round Diamond, is a short walk away alongside local bus routes into Stevenage Mainline Train Station and Town Centre.

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Entrance Hall
14'6" x 2'11"
Entrance via wooden door, laminate flooring, radiator, under-stair storage cupboard, door to kitchen/dining room, WC and snug/fourth bedroom, stairs to first floor.

Snug/Bedroom 4
10'7" x 8'9"
Double glazed window to front aspect, carpet, radiator.

WC
3'7" x 6'5"
WC, wash hand basin with tiled splashback, radiator, laminate flooring.

Kitchen/Dining Room
12'1" x 14'8"
Double glazed window to rear aspect, back door to rear garden with double glazed window, wooden laminate flooring, range of wood effect wall and base units with counter top, stainless steel sink with drainer, freestanding gas range hob and oven with extractor over, integrated dishwasher, integrated washing machine, integrated fridge/freezer,

Landing
12'10" x 5'7"
Double glazed window to front aspect, carpet, doors to living room and bedroom 3, stairs to second floor.

Living Room
13'3" x 14'8"
Two double glazed windows to rear aspect, carpet, electric fireplace., radiator.

Bedroom 3
12'4" x 8'9"
Double glazed window to front aspect, fitted triple wardrobe, carpet, radiator.

Landing
3'7" x 8'6"
Carpet, doors to bedrooms and bathroom, loft hatch access.

Bedroom 1
10'9" x 8'9"
Double glazed window to rear aspect, double glazed velux window, triple fitted wardrobe, radiator, carpet, door to en-suite.

En-suite
5'3" x 6'0"
Fully tiled shower cubicle, tiled walls, wash hand basin, WC, carpet, radiator, extractor fan.

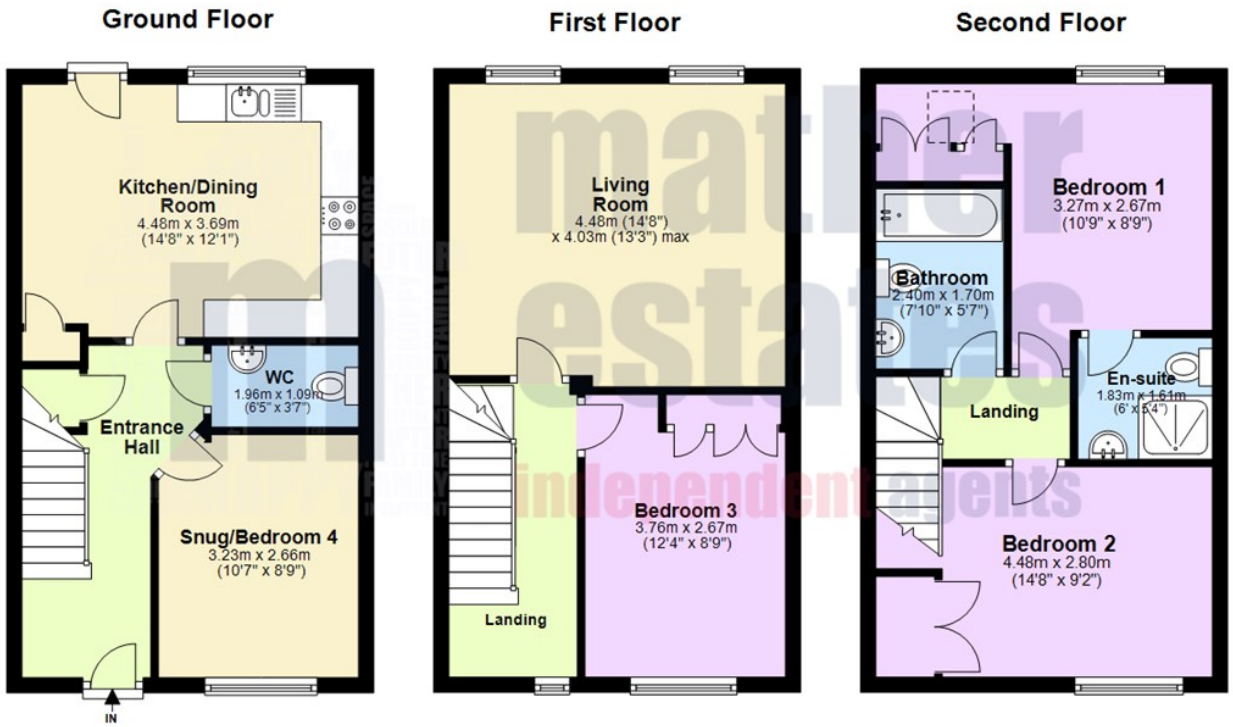
Bedroom 2
9'2" x 14'8"
Double glazed window to front aspect, carpet, radiator, double fitted wardrobe.

Bathroom
7'10" x 5'7"
Panel bath with mixer tap, fully tiled, WC, wash hand basin, carpet, radiator.

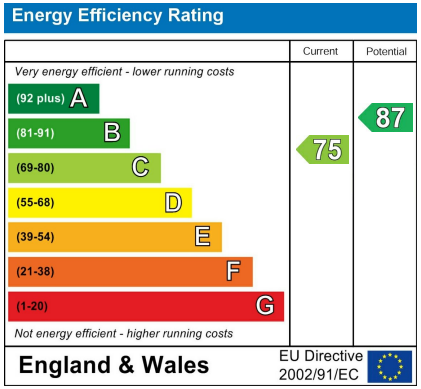
Garden
Fully enclosed, patio area, mainly laid to lawn, rear gate access.

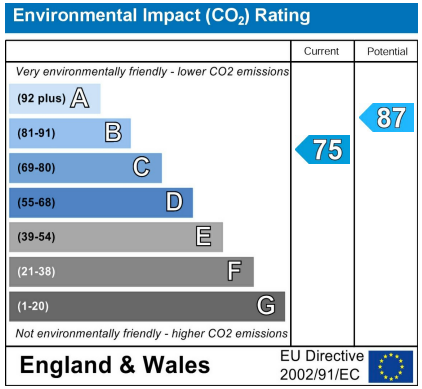
Garage
Single en-bloc garage, leasehold with a lease of 125 years from 7th June 2006 with a peppercorn rent of £1.00pa.

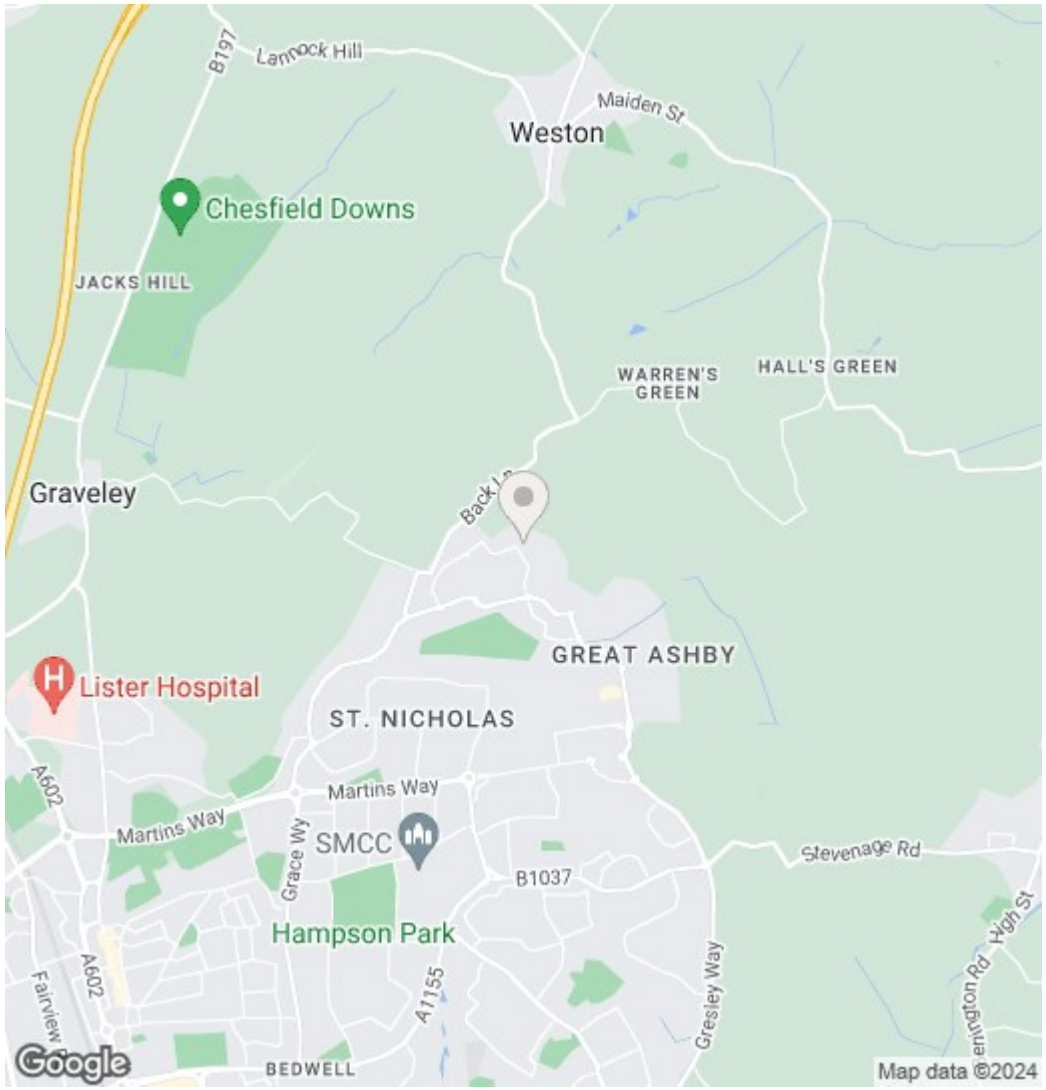
Disclaimer
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or 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.



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.







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