



2 Norwich Close SG1 4NU
£300,000



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2

Solar Panels | Sellers Onward Purchase Found | Three Double Bedrooms | Garage | Sun Room | WC | Utility/Store Room | Extended | Freehold

A spacious three double bedroom terraced house in the popular St Nicholas area of Stevenage, Norwich Close.

Much loved by the current owner the property has been extended to both the front and rear with the garage providing parking.

The property comprises a wide entrance hall with a spacious store room/utility, previously used as a home salon, a WC, a dual aspect living/dining room with patio doors, a separate fitted kitchen and wooden sun room with french doors.

To the first floor is the master bedroom with fitted wardrobes, two additional double bedrooms and a family bathroom.

Externally a low maintenance rear garden provides a social decking area, a storage shed and a newly replaced rear access gate. A stones throw from the property is a single freestanding garage.

The property additionally benefits from a combination boiler, double glazed windows and solar panels with which were installed by EON, in 2014, with a yearly income of approx. £320pa.

The council tax band is C with Stevenage Borough Council.





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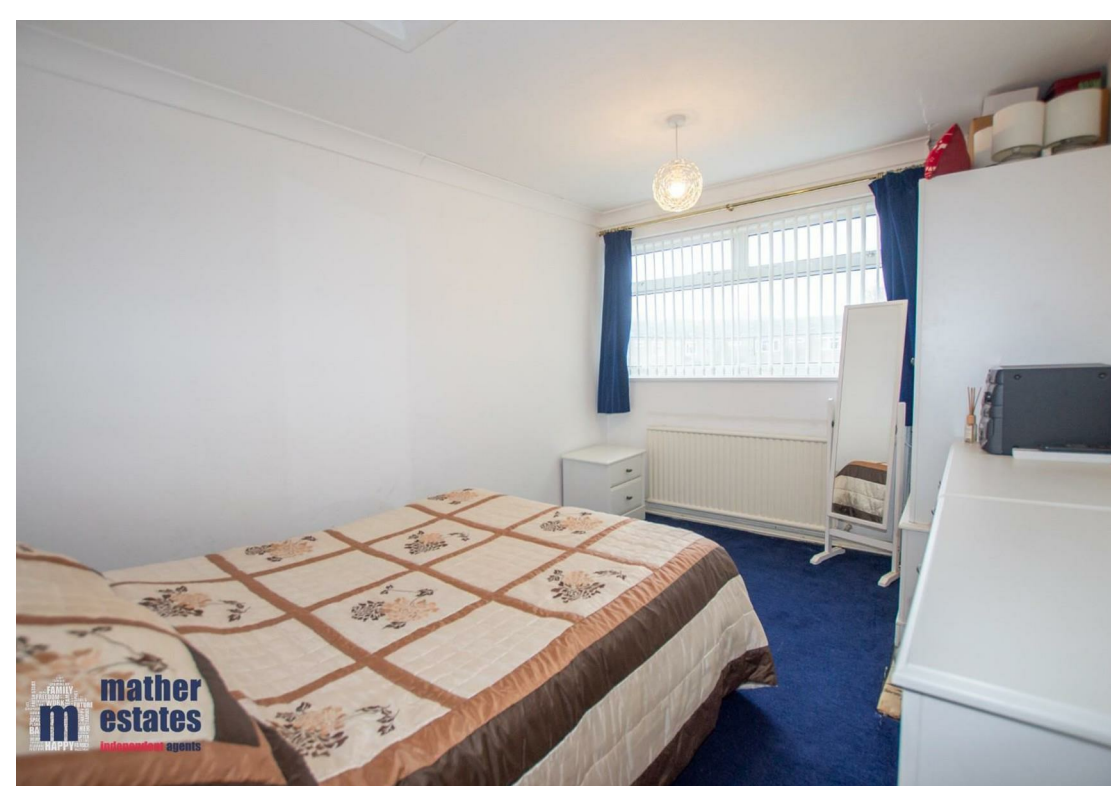
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Entrance Hall

Extended, entrance via UPVC door, double glazed windows to side aspect, carpet, electric radiator on wall, doors to utility room, WC and Living/Dining room.

Utility Room

5'6" x 6'2"

Electrics, plumbing, carpet.

WC

7'3" x 2'6"

Double glazed window to side aspect, WC, wash hand basin, electric heater, tiled walls, bidet shower kit.

Living/Dining Room

25'11" x 13'11"

Double glazed window to front aspect, double glazed patio doors to rear, electric fireplace, radiators, carpet, wooden built in bar unit, door to kitchen, opening to kitchen, stairs to first floor.

Kitchen

13'3" x 7'1"

Double glazed window and patio door to sun room, tiled flooring, range of wall and base units with tiled splash backs, integrated electric hob with extractor over, Samsung dual cook oven, freestanding dishwasher, space for fridge/freezer, space for washing machine, folding door to living/dining room.

Sun Room

7'7" x 9'6"

Wooden built sun room, electrics, double doors to rear garden.

Landing

9'2" x 7'6"

Carpeted, access to loft, over-stair storage cupboard, storage cupboard housing combination boiler.

Bedroom 1

13'6" x 10'2"

Double glazed window to rear aspect, carpet, radiator, built in mirrored wardrobes.

Bedroom 2

12'0" x 9'2"

Double glazed window to front aspect, carpet, radiator.

Bedroom 3

10'7" x 6'2"

Double glazed window to rear aspect, carpet, radiator, bookcase.

Bathroom

5'5" x 7'6"

Double glazed window to front aspect, fully tiled walls, jacuzzi bath (not currently working) with shower over and shower screen, wash hand basin with vanity unit, WC, bidet shower kit, storage cupboard.

Garage En-Bloc

Single garage with up and over door.

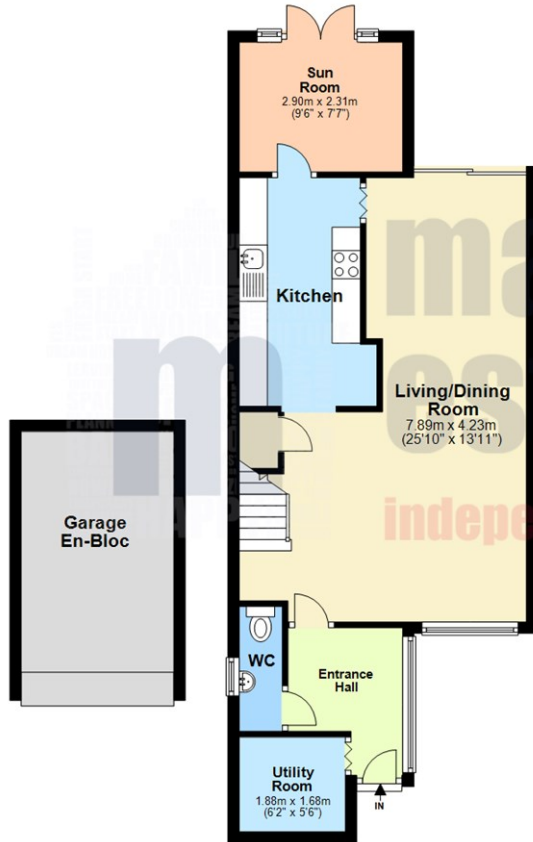
Garden

Fully enclosed, decking area, patio, single storage shed, newly fitted rear gate access, power point.

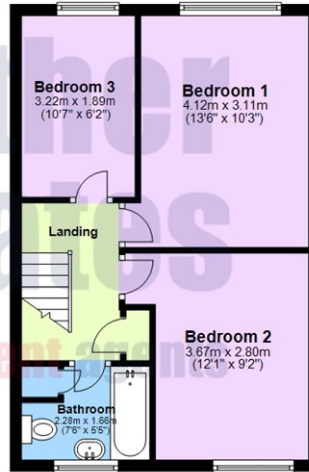
Disclosure

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.

Ground Floor



First Floor



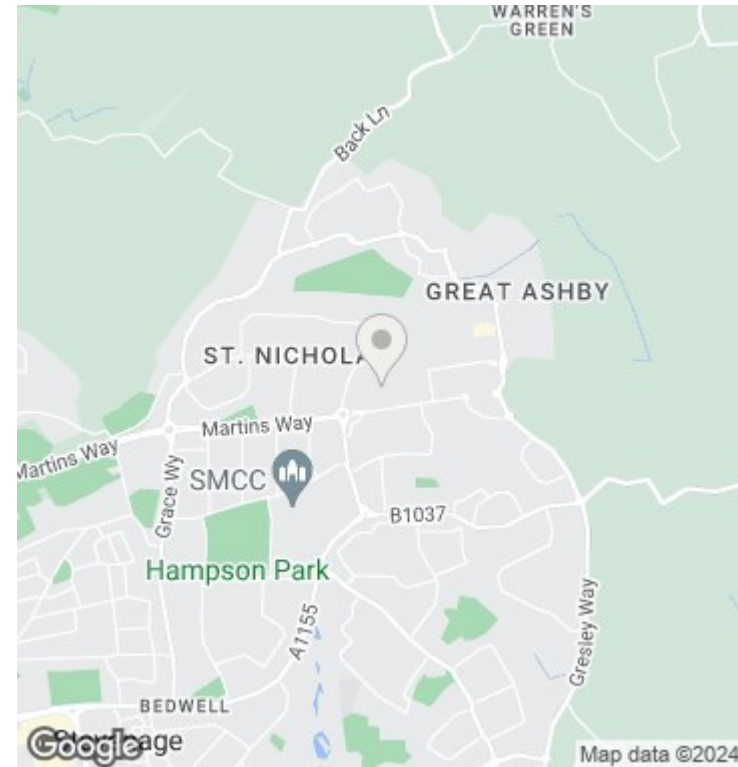
Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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