



6 Haycroft Road SG1 3JJ
Guide Price £375,000



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Guide Price £375,000-£400,000 | Driveway Parking for Multiple Vehicles | CHAIN FREE | 0.7 Mile Walk From Mainline Train Station | 0.2 Mile Walk from Old Town High Street | End of Terrace | Garden Annexe | Ideal Investment or Family Home | Planning Previously Granted for First Floor Rear Extension

Situated in the sought after Haycroft Road of Stevenage Old Town we are delighted to welcome a three bedroom end of terrace house. Previously benefiting from planning permission for a first floor rear extension to provide a further two double bedrooms, this property is an ideal HMO investment or family home.

The property comprises an entrance hall leading to a living room with bay window, refitted shower room, modern kitchen with appliances and extended separate dining room with french doors to the rear. On the first floor are two double bedrooms and main bathroom.

To the rear a self contained brick built annexe is a perfect addition offering separate living accommodation or a working from home space with fitted kitchen, separate shower room and two living spaces.

The low maintenance garden has side gate access to the brick paved driveway with potential to be extended.

The property is double glazed throughout with combination boiler and valid EICR (electrical installation condition report). The council tax band is a C with Stevenage Borough Council.

Previously used as a HMO investment with three double bedrooms and studio annexe the property has a potential rental yield of 8%.

It is worth noting that planning permission was granted in 2015 for a first floor rear extension adding two further double bedrooms. Plans can be found - <https://publicaccess.stevenage.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NM4O3LPHFFZ00>

Located just a 0.7 mile walk from Stevenage Mainline Train Station and 0.2 miles from the Historic Old Town High Street.





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Front and Driveway

Set back from the road by a pathway and grassed area, tall hedge, brick paved driveway for multiple vehicles.

Entrance Hall

12'1" x 3'4"

Entrance via UPVC door, chimney breast, storage cupboard, storage cupboard housing electric consumer unit, stairs to first floor, door to living room, fitted door mat, carpet, radiator.

Living Room

13'7" x 14'5"

Double glazed bay window to front aspect, door to hallway, carpet, radiator.

Hallway

Under stair storage cupboard, carpet, door to kitchen, door to shower room, door to living room, radiator.

Shower Room

4'6" x 6'8"

Refurbished November 2023, double glazed window to side aspect, tiled double shower cubicle, dual flush WC, wash hand basin with mixer tap and vanity unit, tiled splashback, shaving point, towel radiator.

Kitchen

9'10" x 11'2"

Double glazed window to side aspect, double glazed patio door to rear, wood effect laminate flooring, range of wall and base white gloss units with counter top and drawers, stainless steel sink with drainer, tiled splashbacks, integrated gas hob and electric oven with extractor over and splashback, door to dining room.

Dining Room

12'9" x 8'2"

Double glazed French doors to rear, two double glazed window panels, carpet, radiator.

Landing

6'5" x 12'4"

Double glazed window to rear aspect, carpet, doors to bedrooms, door to bathroom.

Bedroom 1

11'7" x 8'10"

Double glazed window to front aspect, chimney breast, carpet, radiator.

Bedroom 2

8'10" x 10'1"

Double glazed window to front aspect, carpet, radiator.

Bathroom

6'5" x 6'6"

Double glazed window to side aspect, panel bath with mixer tap and shower attachment, WC, wash hand basin, carpet, radiator.

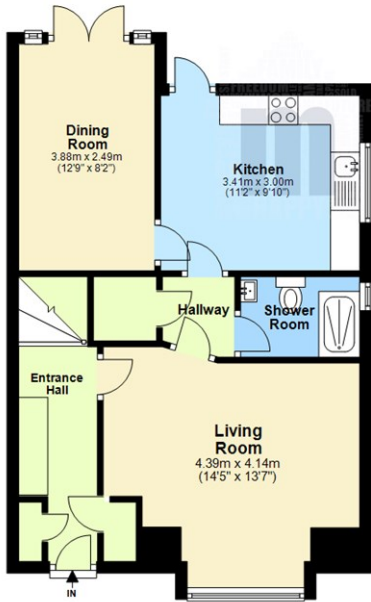
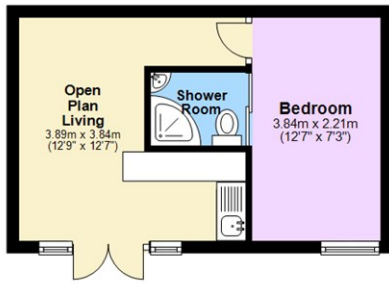
Annexe

Accessed via double glazed french doors, wooden laminate flooring, fitted kitchen with stainless steel sink, storage cupboard with consumer unit, shower room with corner shower unit, wash hand basin and WC.

Rear Garden

Paved patio with pathway, slated, side gate access, back door and French door access.

Ground Floor



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First Floor



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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		
(92 plus) A		86
(81-91) B		
(69-80) C		
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(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.

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.

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