



Verity Way, Stevenage, SG1 5PP

£320,000



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Verity Way, Stevenage

OFFERED CHAIN FREE. A well-presented and newly painted throughout three-bedroom family home located in the highly desirable Pin Green area of Stevenage. The property offers spacious rooms, featuring a downstairs cloakroom, porch, and a outbuilding situated at the rear. Internal viewing is highly recommended.

The ground floor includes an entrance hall, a cloakroom, a fitted kitchen, a dining area, and a large lounge. Additionally, there is a utility room at the back with access to the garden.

Upstairs, there are three generously sized bedrooms and a family bathroom, which includes a shower, wash hand basin, and W/C.

The front of the property is pedestrianised with a pathway leading to nearby cycle paths. The rear garden is mainly laid to lawn with path and offers gated access to the rear.

The rear entrance serves as the main access to the property, with additional communal parking spaces available.







Front door into:

Porch:

Opaque UPVC double glazed windows to side and front and door to:

Entrance Hall:

Radiator, stairs to first floor and doors to:

Kitchen:

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven and wine fridge, appliance space for fridge/freezer, washing machine and dishwasher, under stairs cupboard, UPVC double glazed window to front and opening to:

Dining Room:

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

Living Room:

UPVC double glazed window to rear, radiator and fireplace.

WC:

Low level WC, wash hand basin with mixer tap, radiator and tiled.

First Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

UPVC double glazed window to rear and radiator.



Bedroom Two:

UPVC double glazed window to rear, radiator and built in wardrobe.

Bedroom Three:

UPVC double glazed window to front, radiator and cupboard.

Bathroom:

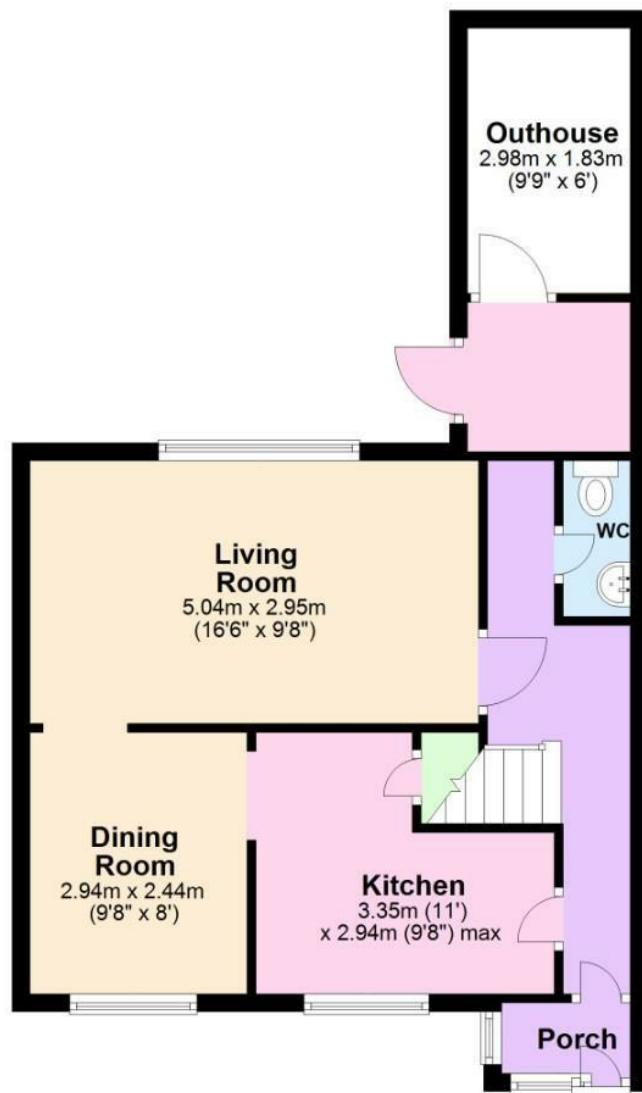
Three piece suite comprising low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout, chrome heated towel rail and UPVC double glazed window to front.

Garden:

Laid to lawn with paved patio area, raised timber decking and pedestrian gate at rear.

Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 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.

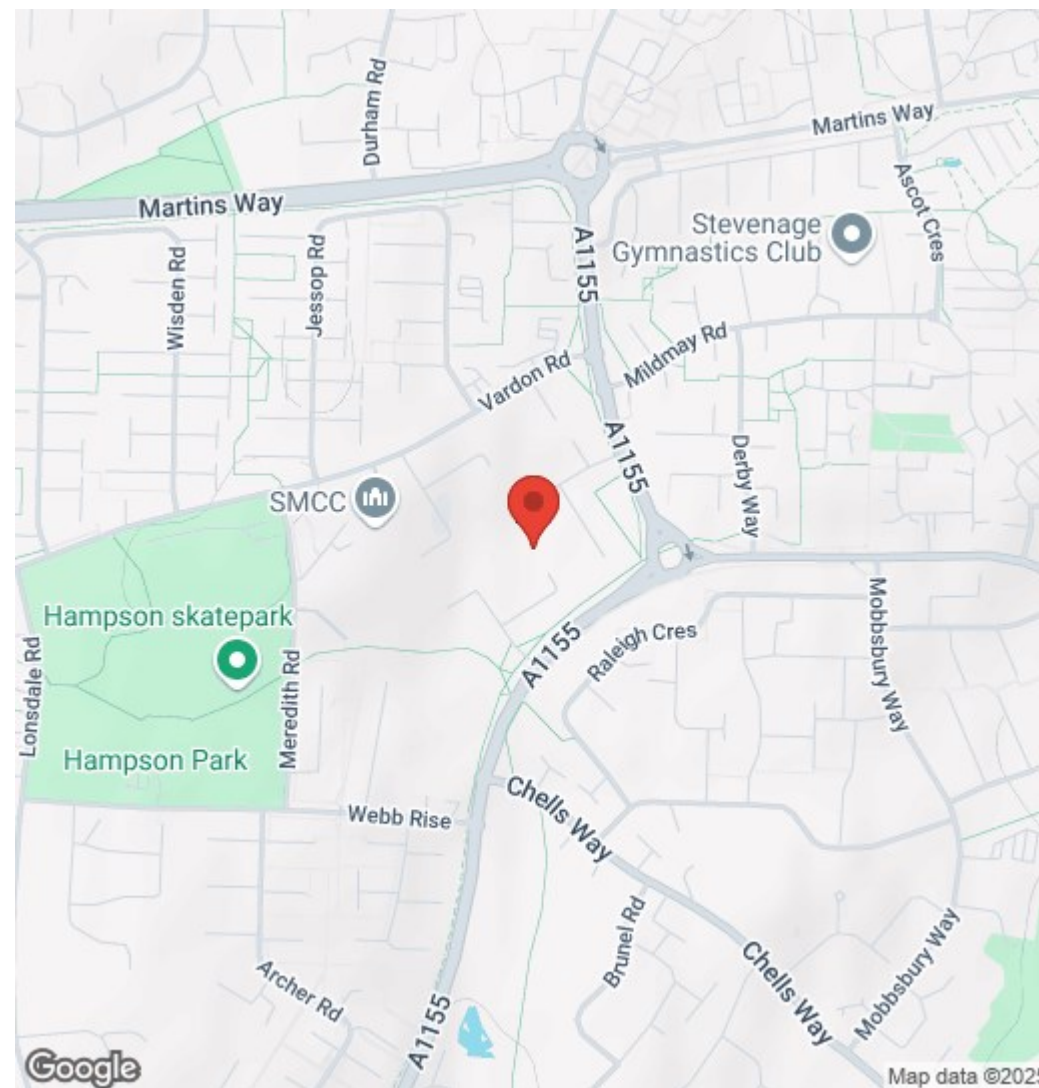
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(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



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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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