



Merrick Close
Stevenage | SG1 6GH

AGENT HYBRID

Guide Price

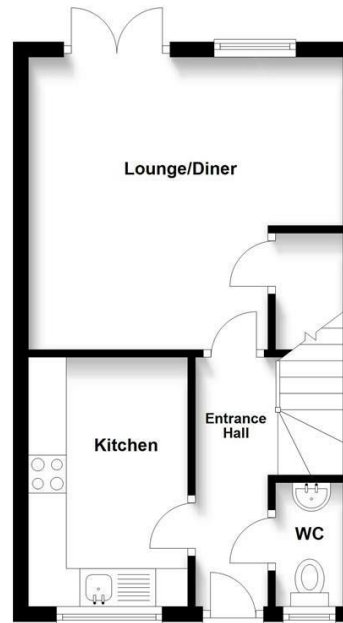


GUIDE PRICE £365,000 - £375,000 * Agent Hybrid welcomes to the market, a well presented Three Bedroom End of Terraced Home located in a Private Cul-De-Sac location in the heart of Great Ashby. Accommodation is set across three levels and briefly comprises of; An Entrance Hallway, with doors leading to a Downstairs WC, a front facing Modern Kitchen and a rear facing Lounge/Diner with French doors lead out to the rear garden. Stairs rise to the first floor landing where doors lead to a Modern Family Bathroom and Two Good Sized Bedrooms, each with fitted wardrobes. Further stairs rise to the second floor where will find the Master Bedroom, complete with fitted wardrobes and a Large En-Suite. Externally the property benefits from a South Facing Rear Garden, gated access to the side and a Garage En-Bloc with power, lighting, a remote controlled up and over door and a Parking Space in front. Viewing comes highly recommended.

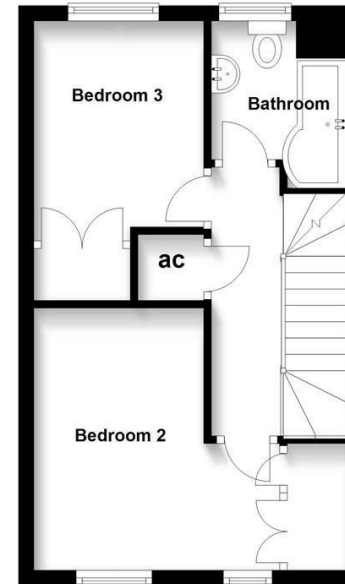
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen 10'9 x 6'11
- Lounge 13'6 x 12'8
- Bedroom 2: 11'10 x 11'4
- Bedroom 3: 9'6 x 7'2
- Family Bathroom
- Bedroom 1: 14'2 x 13'6 (max to max)
- En-Suite 13'6 x 4'8

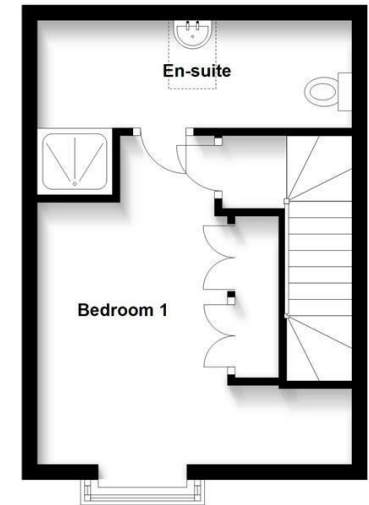
Ground Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



Second Floor
Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			

Agent Hybrid

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