# Moors Ley
## Stevenage | SG2 7NQ

**AGENT HYBRID**

This freshly refurbished two-bedroom flat is set in the lovely village of Walkern, just outside Stevenage. It's modern, bright, and ready to move into, making it a great option for anyone looking for an easy, comfortable home.

Inside, there's a good-sized living area that works well for both relaxing and having people over. Both bedrooms are well laid out with plenty of natural light, and the bathroom is modern and practical.

One of the best things about this flat is its location. It sits right next to open fields, giving you a peaceful, countryside feel while still being close to village shops and amenities.

Ideal for first-time buyers, a small family, or anyone looking to downsize, this flat offers a calm setting without feeling cut off. A great opportunity to enjoy village life in Walkern.

## Dimensions
Living/Dining Room - 13'10 x 11'10
Kitchen - 8'6 x 7'4
Bedroom One - 11'8 x 10'1
Bedroom Two - 7'7 x 7'4
Bathroom - 7'4 x 6'7

**Energy Efficiency Rating**

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 71 | |

## Ground Floor
Approx. 50.0 sq. metres (537.8 sq. feet)

Kitchen

Lounge/Diner

Bathroom

Bedroom 2

Bedroom 1

Total area: approx. 50.0 sq. metres (537.8 sq. feet)