



Ascot Crescent, Martinswood, Stevenage, SG1 5SA

FULLY MODERNISED and Impressive Three Bedroom FAMILY HOME with GARAGE AND DRIVEWAY located in the Highly Regarded Martinswood. Features include MODERN FITTED KITCHEN/DINER, Lounge Area, Downstairs Cloakroom, Entrance Hallway and Dining Room, THREE SPACIOUS BEDROOMS, Fitted Bathroom, Within Catchment of Martinswood and Nobel Schools, Viewing Strongly Recommended

£375,000

Ascot Crescent, Martinswood, Stevenage, SG1 5SA

- Fully Modernised Three Bedroom Family Home
- Modern Kitchen/Diner
- Entrance Hallway and Dining Area
- Fitted Bathroom
- Landscaped Rear Garden
- Garage and Driveway
- Downstairs Cloakroom
- Three Spacious Bedrooms
- Within Catchment of Martinswood and Nobel Schools
- Viewing Highly Recommended

Entrance Hallway

10'4 x 5'7 (3.15m x 1.70m)

Downstairs Cloakroom

5'11 x 2'11 (1.80m x 0.89m)

Fitted Kitchen/Diner

14'4 x 12'6 (4.37m x 3.81m)

Lounge Area

13'10 x 12'6 (4.22m x 3.81m)

Dining Room

8'7 x 8'10 (2.62m x 2.69m)

Landing

5'8 x 12'4 (1.73m x 3.76m)

Bedroom One

11'0 x 12'7 (3.35m x 3.84m)

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Bedroom Three

8'9 x 12'3 (2.67m x 3.73m)

Fitted Shower Room

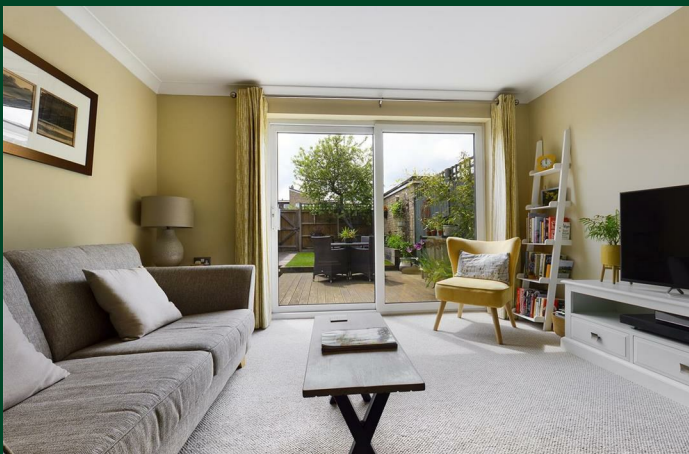
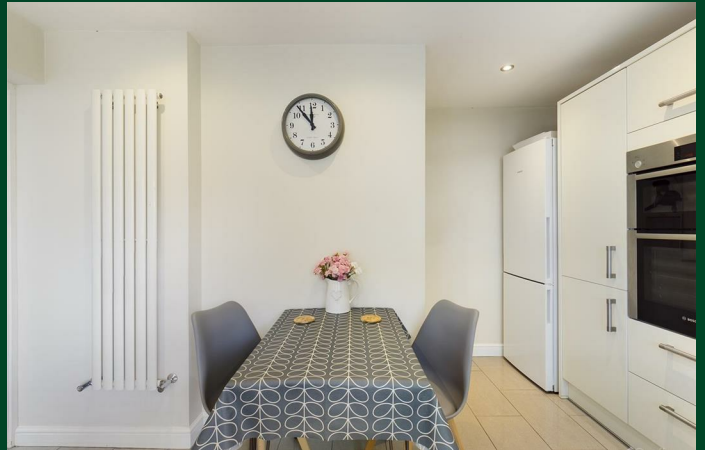
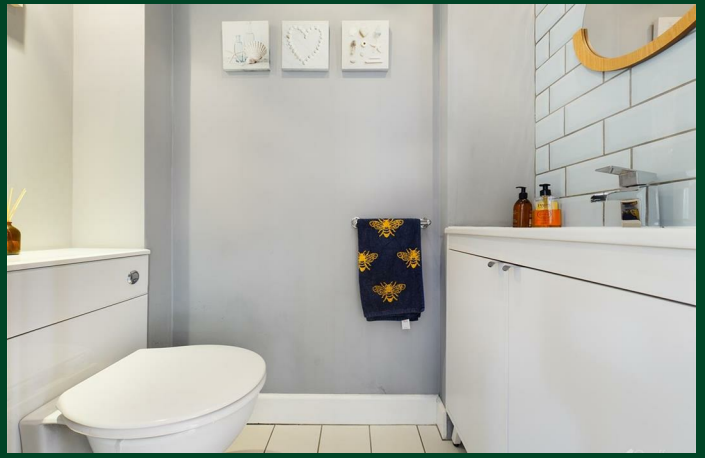
5'7 x 7'0 (1.70m x 2.13m)

Front Garden

Rear Garden

Local Information

This Property is situated within Martinswood which offers Catchment of Martinswood Junior School and Noble Secondary School which is a short distance from the property is the Pin Green Shopping Area which has an excellent Butchers, along with an array of other local shops, there is also excellent bus links to Stevenage Town Centre.







Floor Plan



Floor 0



Floor 1



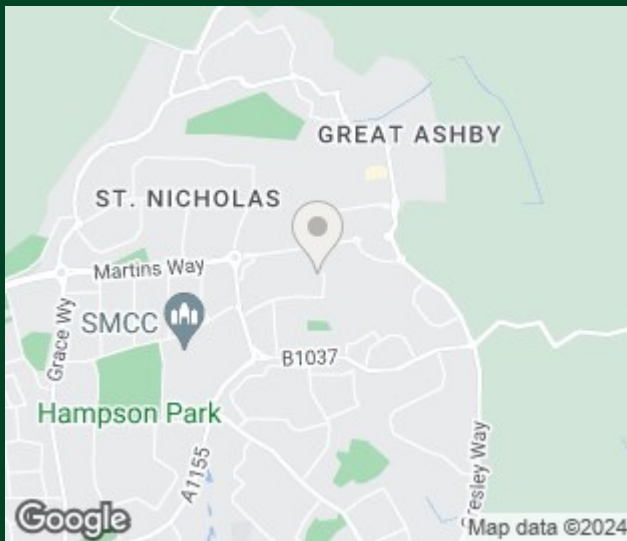
Approximate total area⁽¹⁾

978.47 ft²
90.90 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Council Tax Details

Band: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
 Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk