



Orwell Avenue, Great Ashby, Stevenage, SG1 3XT

EXCELLENTLY PRESENTED and SPACIOUS Two Bedroom Property with ALLOCATED PARKING FOR TWO CARS located on the Edge of Great Ashby. Feature include, FITTED KITCHEN/DINER, Lounge Area, Downstairs Cloakroom, TWO DOUBLE BEDROOMS, Fitted Bathroom, LOW MAINTAINANCE REAR GARDEN, Viewing Highly Recommended.

Offers In Excess Of £310,000

Orwell Avenue, Great Ashby, Stevenage, SG1 3XT

- Excellently Presented Two Bedroom Property
- Fitted Kitchen/Diner
- Downstairs Cloakroom
- Fitted Bathroom
- Located on the Edge of Great Ashby
- Allocated Parking Two Spaces
- Lounge Area
- Two Double Bedrooms
- Rear Garden
- Viewing Highly Recommended

Entrance Hallway

Composite Door, Laminate Flooring, Single Panel Radiator, Consumer Unit, Doors to Lounge and Downstairs Cloakroom.

Downstairs Cloakroom

Low Level W.C, Wash Basin with Tiled Splash Back, Double Glazed Window to Front Aspect, Laminate Flooring.

Lounge Area

13'6" x 12'7" (4.132 x 3.848)

Coved Ceiling, Double Glazed Window to Front Aspect, Stairs to 1st Floor Landing, Laminate Flooring, Door to Kitchen/Diner, T.V Point, Double Panel Radiator.

Kitchen/Diner

10'5" x 12'8" (3.181 x 3.878)

Roll Top Work Surfaces, Single Panel Radiator, Space for Washing Machine and Tumble Dryer, Built in Gas Hob and Oven, Space for Fridge/Freezer, Extractor Fan, Wall Mounted Ideal Classic Boiler, Resin Sink and Mixer Tap, Tiled Splash Back.

Landing

Doors to all rooms, Single Panel Radiator, Loft Access with Ladder which is part boarded.

Bedroom One

10'6" x 8'0" (3.218 x 2.460)

Double Glazed Window to Rear Aspect, Single Panel Radiator, Double Wardrobes.

Bedroom Two

8'1" x 12'7" (2.474 x 3.837)

Single Panel Radiator, Double Glazed Window to Front Aspect, Airing Cupboard.

Bathroom

Low Level W.C, Wash Basin with Tiled Splash Back,

Shower Cubicle with Mains Shower, Vinyl Flooring, Vanity Cupboard, Bath with Mixer Tap, Spot Lighting, Extractor Fan, Single Panel Radiator.

Rear Garden

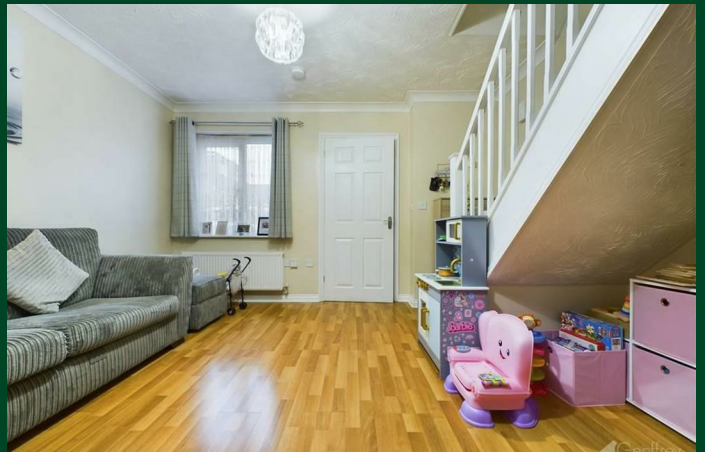
Patio Area, Laid to Lawn, Timber Fencing with Concrete Posts, Outside Lighting and Outside Tap, Rear Gated Access.

Two Allocated Parking Spaces

Two Spaces located at the front of the property, there also an additional visitors parking space.

Local Information

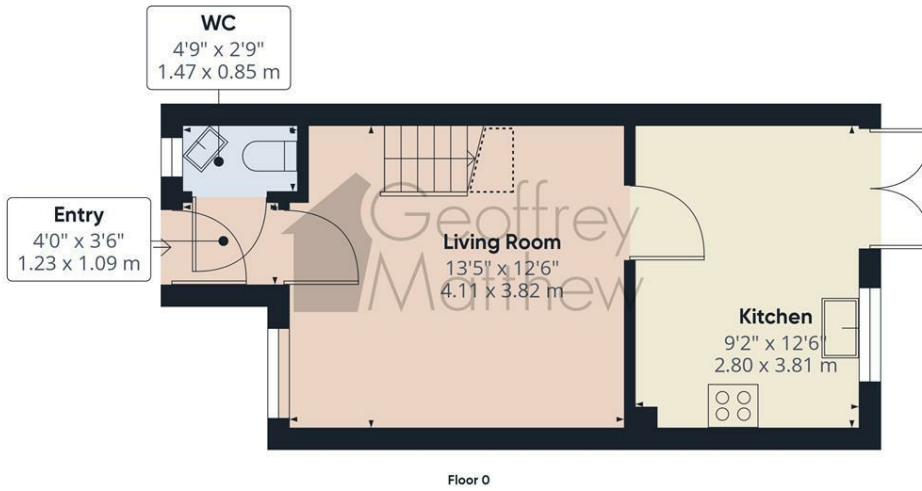
Orwell Avenue is a peaceful location on the Edge of Great Ashby within easy reach of Open Countryside with walks to Weston and Graveley Villages.



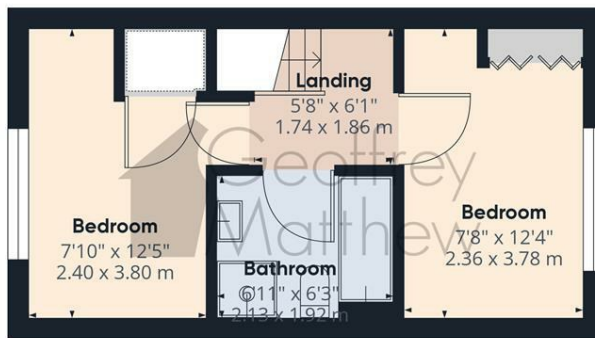




Floor Plan



Floor 0



Floor 1



Approximate total area^m
570.15 ft²
52.97 m²

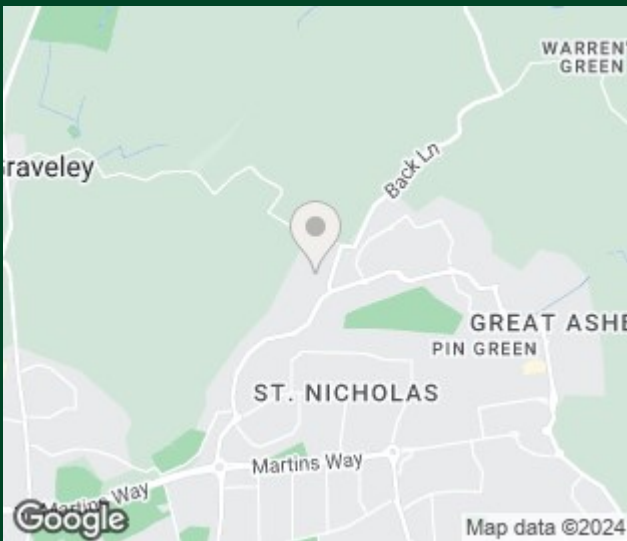
Reduced headroom
11.8 ft²
1.1 m²

Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360



Council Tax Details

Band: C

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

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