

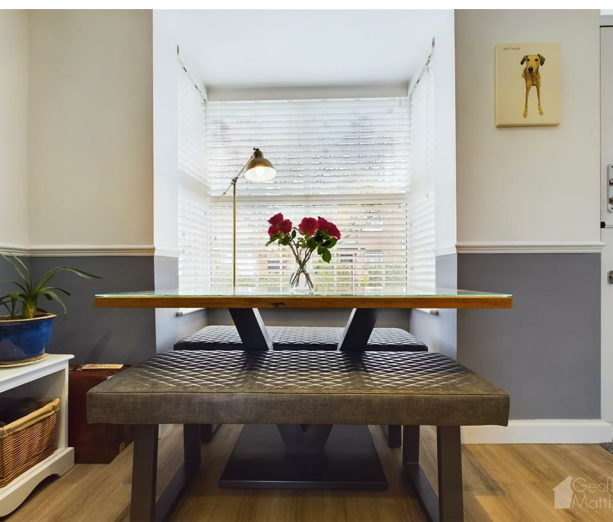


Fishers Green Road, Fishers Green, Stevenage,

£370,000

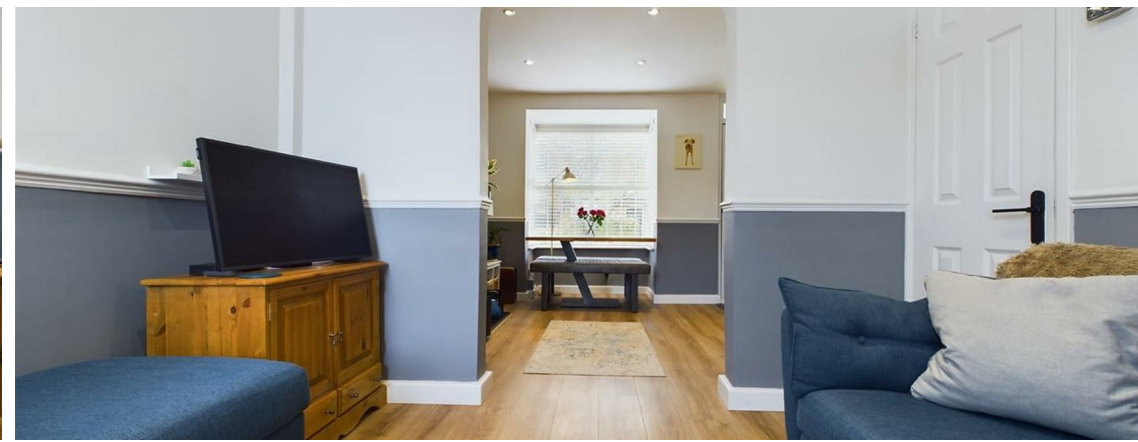
 Geoffrey  
Matthew

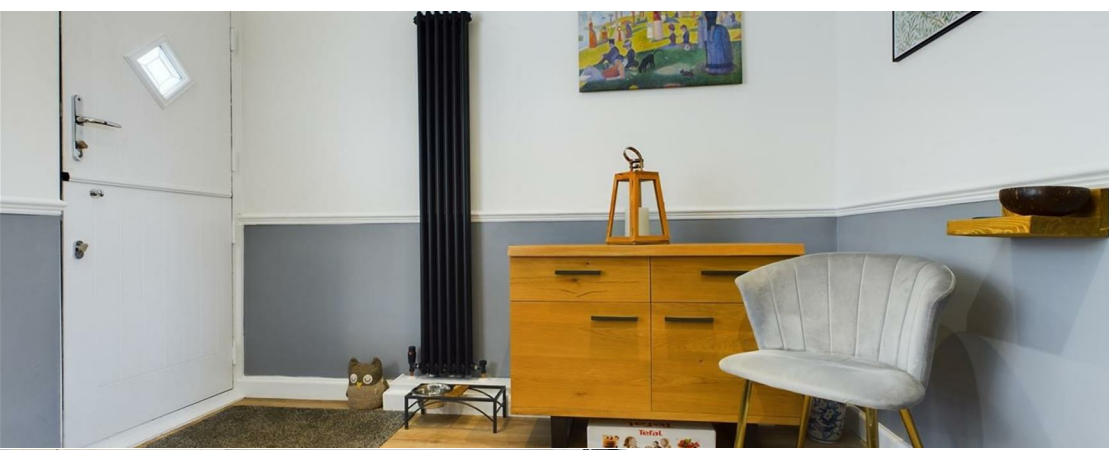
CHARMING and EXCELLENTLY POSITIONED TWO BEDROOM End Of Terraced Edwardian Cottage Retaining Original Features within Easy Walking Distance to The Old Town, Fisherman Pub and Stevenage Mainline Station. Features include, Dining Room with BAY WINDOW and Wood Burner, Lounge Area, Delightful FITTED KITCHEN, Utility Space, Downstairs W.C, TWO DOUBLE BEDROOMS, Fitted Bathroom, Low Maintenance Garden, VIEWING STRONGLY SUGGESTED.





- Charming and Excellently Positioned Two Bedroom End Of Terraced Edwardian Cottage
- Retaining Original Features
- Within Easy Walking Distance to The Old Town, Fisherman Pub and Stevenage Mainline Station
- Dining Room with BAY WINDOW, Wood Burner and Stable Door
- Lounge Area
- Delightful Fitted Kitchen
- Utility Space
- Downstairs W.C
- Two Double Bedrooms
- Low Maintenance Garden





Geoffrey  
Matthew



#### Dining Room / Hallway

9'8 x 12'4 (2.95m x 3.76m )

Composite Stable Door, Sash Bay Window to Front Aspect, Wooden Mantle and Wood Burner, Dado Rail, LVT Luxury Vinyl Flooring Tile, Archway Opening to Lounge Area, Spot Lighting.

#### Lounge Area

10'4 x 9'9 (3.15m x 2.97m )

Under Stairs Cupboard, T.V Point, Double Glazed Sash Window to Rear Aspect, Spot Lighting, Hive Heating Control, Stairs to 1st Floor Landing, LVT Luxury Vinyl Flooring Tiles.

#### Fitted Kitchen

7'2 x 7'1 (2.18m x 2.16m )

Roll Top Work Surfaces, Cupboards and Eye and Base Level, Stainless Steel Sink and Mixer Tap, Tiled Splash Back, Double Glazed Window to Rear Aspect, Opening to Utility Area, Electric Hob and Oven with Extractor Fan over, Shelving Units, Under Unit Spot Lighting, Composite Door Opening to Garden.

#### Utility Space

3'11 x 4'2 (1.19m x 1.27m )

Roll Top Work Surfaces, Space for Dishwasher, Double Glazed Window to Rear Aspect, Cupboards at Eye Level, Draw Units, LVT Luxury Vinyl Flooring Tiles , Door to Downstairs W.C.

#### Downstairs W.C

4'3 x 2'7 (1.30m x 0.79m)

Low Level W.C, Hand Basin with Tiled Splash Back, Single Panel Radiator, Double Glazed Window to Side Aspect, LVT Luxury Vinyl Flooring Tiles, Vanity Cupboard, Fully Tiled Surround.

#### Landing

2'6 x 2'9 (0.76m x 0.84m)

Doors to bedrooms.

#### Bedroom One

9'8 x 10'6 (2.95m x 3.20m )

LVT Luxury Vinyl Flooring Tiles, Feature Fireplace and Mantle, Fitted Wardrobe, Spot Lighting, Single Panel Radiator, Sash Double Glazed Window to Front Aspect.

#### Bedroom Two

10'4 x 9'4 (3.15m x 2.84m )

Storage Cupboard, Spot Lighting, Single Panel Radiator, T.V Point, Door to Bathroom.

#### Fitted Bathroom

7'4 x 7'4 (2.24m x 2.24m )

P-Shaped Bath with Mixer Tap, Low Level W.C, Wash Basin with Tiled Splash Back, Vanity Cupboard, Tiled Vinyl Flooring, Mains Shower over bath, Double Glazed Window to Rear Aspect.

#### Rear Garden

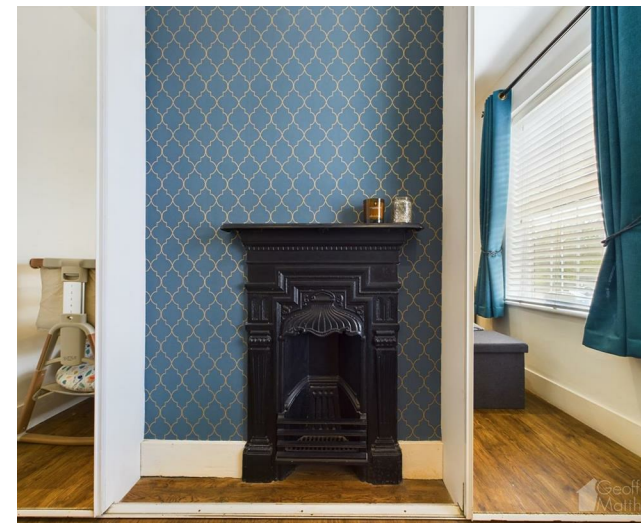
Decking Area, Outside Tap, Storage Unit, Side Gated Access, Timber Fencing, 6 x 4 Shed, Artificial Grass.

#### Front Garden

Brick Walled Front, Barked Area, Flower Boarder, Pathway Leading to Front Door.

#### Local Information

Fishers Green Road is on edge of Fishers Green and Old Stevenage within easy access to open countryside with Todd Green and Redcoats Green. There is the Fisherman Pub which offer an array of local sourced produce and cask ales.





## Council Tax Details

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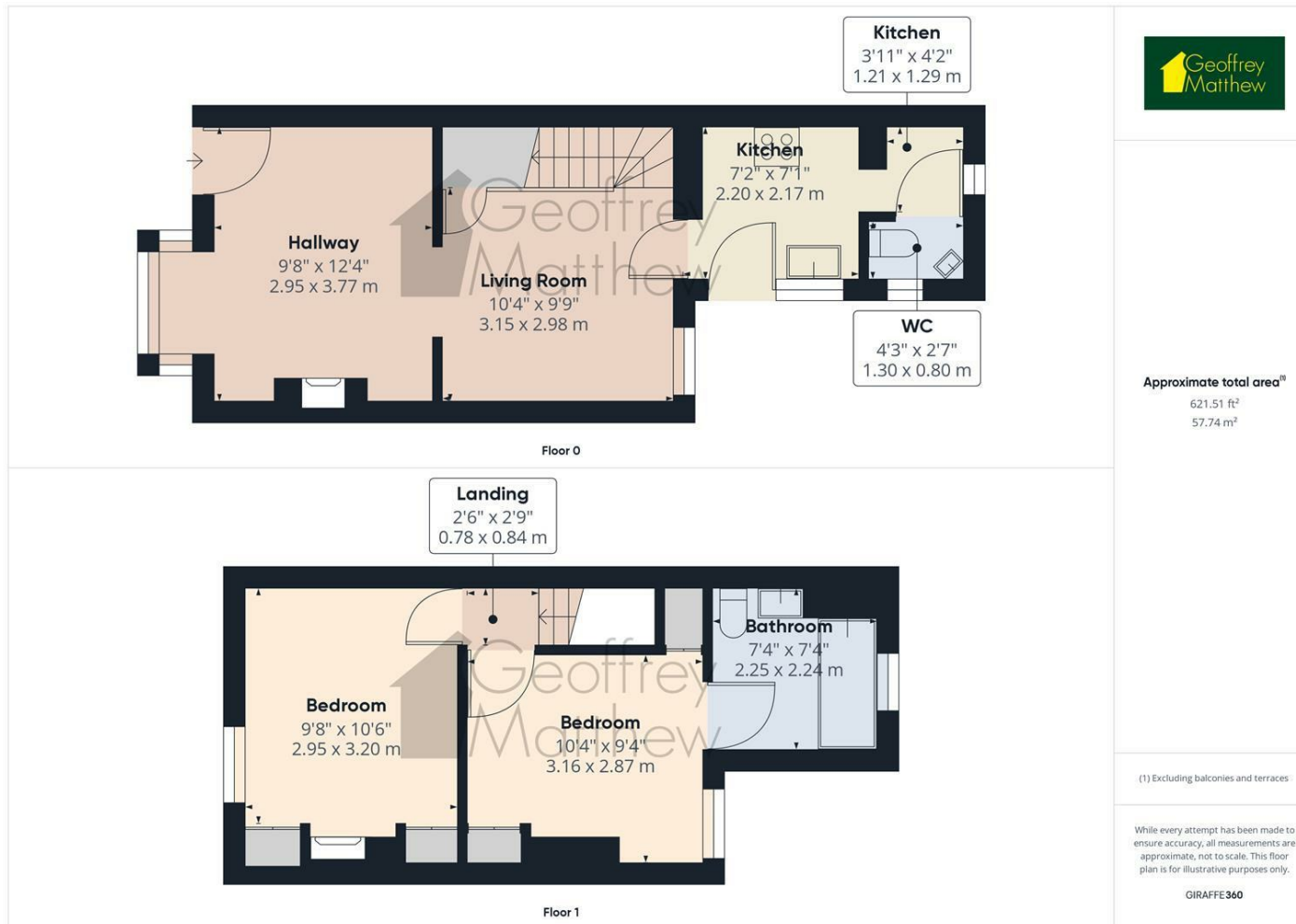
Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(02-10) <b>A</b>		
(81-91) <b>B</b>			(11-20) <b>B</b>		
(69-80) <b>C</b>			(21-30) <b>C</b>		
(55-68) <b>D</b>			(31-40) <b>D</b>		
(39-54) <b>E</b>			(41-50) <b>E</b>		
(29-38) <b>F</b>			(51-60) <b>F</b>		
(1-28) <b>G</b>			(71-80) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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