



Middlesborough Close, Great Ashby, Stevenage, SG1 4TJ

Geoffrey Matthew Are Delighted to offer this CHAIN FREE TWO BEDROOM HOME, set within the sought after location on the edge of Great Ashby with ALLOCATED PARKING. Internally the property comprises of; lounge and kitchen/Diner. Upstairs you will find a TWO DOUBLE bedroom and spacious bathroom. Externally the property offers s PRIVATE LOW MAINTENANCE rear garden and allocated parking. Close to Several Primary Schools and A Short Walk To Local Amenities.

£285,000

Middlesborough Close, Great Ashby, Stevenage, SG1 4TJ

- Two Bedroom Home
- Great Ashby Location
- Kitchen/Diner
- Newly Fitted Bathroom
- Allocated Parking
- Newly Updated Electric Heating
- Lounge Area
- Spacious Bedrooms
- Rear Garden
- Offered Chain Free

Entrance Hallway

with access via by a partly glazed door, leading to :-

Cupboard, Wash Basin with Vanity Cupboard and Mixer Tap.

Lounge

15'5"x 11'8" (4.70m"x 3.56m")

A reasonable size lounge with a UPVC double glazed window to the front aspect, wood effect laminate flooring, a built in cupboard also housing the fuse box and coving to the ceiling, Newly Installed Electric Heater.

Rear Garden

With paved patio and lawn area, gated rear access and some planted areas.

Kitchen/Diner

9'1"x 11'1" (2.77m"x 3.38m")

A selection of both wall and base units with wood effect work tops over, inset sink and drainer with mixer tap over, built in electric oven, halogen hob with extractor fan over, space for washing machine and fridge freezer, tiled splash back, UPVC double glazed window and UPVC French patio doors to the rear aspect.

Allocated Parking Space

One Space to the front.

Stairs to 1st Floor Landing

Bedroom One

11'10"x 9' (3.61m"x 2.74m)

A double bedroom with a UPVC double glazed window to the rear aspect, wall mounted electric radiator and coving to the ceiling, Newly Updated Electric Heater.

Bedroom Two

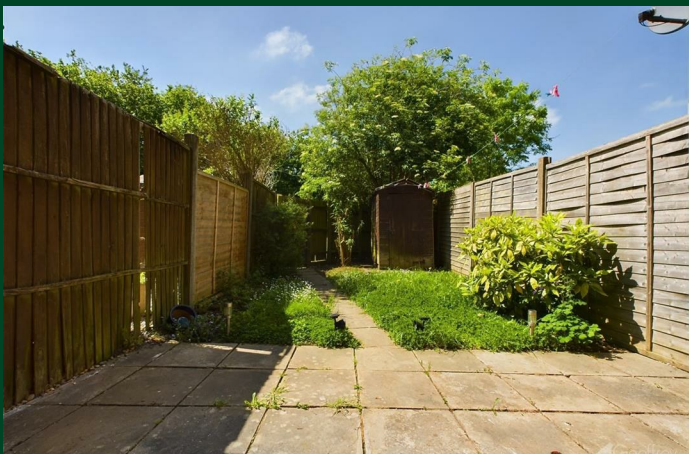
7'2"x 11'8" (2.18m"x 3.56m")

A good size single bedroom with a UPVC double glazed window to the front aspect, wall mounted electric radiator and coving to the ceiling, Newly Updated Electric Heater.

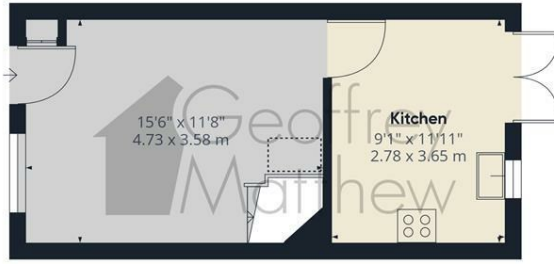
Newly Fitted Bathroom

4'5 x 7'10 (1.35m x 2.39m)

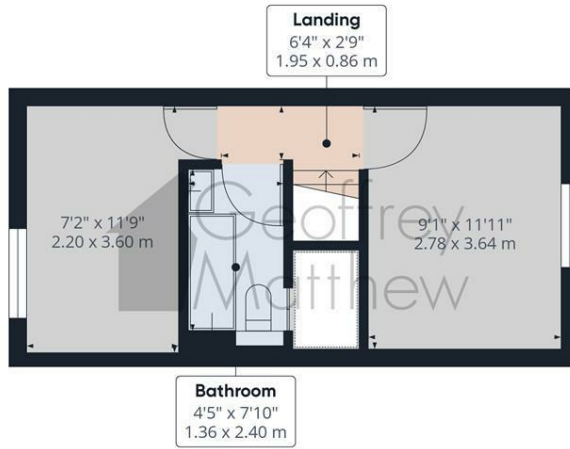
Low Level W.C, Bath with Mixer Tap and Shower Attachment, Fully Tiled Surround, LED Spot Lighting, Extractor Fan, Tiled Flooring, Heated Towel Rail, Airing



Floor Plan



Floor 0



Floor 1

Approximate total area⁽¹⁾
 553.79 ft²
 51.45 m²

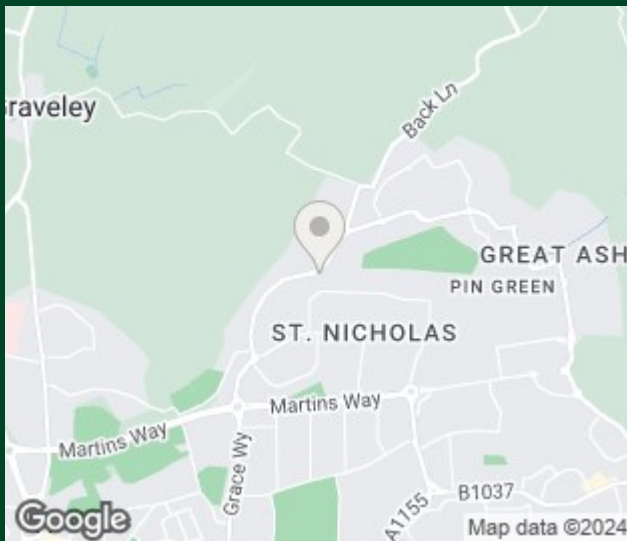
Reduced headroom
 6.03 ft²
 0.56 m²

(1) 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.

GIRAFFE360



Council Tax Details

Band: B

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					
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.

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