



Wheatlands, Chells Manor, Stevenage, SG2 0JT

GUIDE PRICE £240,000 - £250,000 SIMPLY PRISTINE One Bedroom HOUSE WITH ALLOCATED PARKING Peacefully Located in the early phase of Chells Manor close to Chells Woodland and Park. Features include, OPEN PLAN LIVING AREA WITH MODERN KITCHEN, Double Bedroom, FITTED BATHROOM, Underfloor Heating, Newly Fitted Combination Boiler, Delightful Low Maintenance Garden, VIEWING HIGHLY SUGGESTED.

£240,000

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- Simply Pristine One Bedroom House
- Peacefully Located in the early phase of Chells Manor
- Open Plan Fitted Kitchen and Living Area
- Fitted Bathroom
- Newly Fitted Combination Boiler
- Allocated Parking
- Close to Chells Woodland and Park
- Double Bedroom
- Underfloor Heating
- Delightful Low Maintenance Garden

Entrance Hallway

8'6 x 5'11 (2.59m x 1.80m)

Tiled Flooring with Under Floor Heating, Double Glazed Door to Side Aspect, Coved Ceiling, Double Panel Radiator, Storage Cupboard, Under stairs Cupboard, Linen Cupboard.

Fitted Bathroom

5'10 x 5'10 (1.78m x 1.78m)

Tiled Flooring with underfloor heating, Bath with Mixer Tap with Shower Attachment, Fully Tiled Surround, Shaver Point, Wash Basin with Mixer Tap, Low Level W.C, Double Panel Radiator, Double Glazed Window to Front Aspect.

Bedroom One

8'8 x 11'11 (2.64m x 3.63m)

Laminate Flooring, Bay Window to Front Aspect, Double Panel Radiator, Double Fitted Wardrobe.

Living Area and Kitchen

Oak Effect Flooring, Loft Access with Insulation and partially boarded, Coved Ceiling, T.V Point, Double Panel Radiator, 2 x Velux Window to Front Aspect.

Kitchen Area - Roll Top Work Surfaces, Cupboards at Eye and Base Level, Space for Washer/Dryer, Dishwasher, Electric Cooker and Fridge/Freezer, Wall Mounted Digital Worcester Combi Boiler (Installed in Jan 2024), One and Half Bowl Franke Sink, Double Glazed Window Side Aspect.

Rear Garden

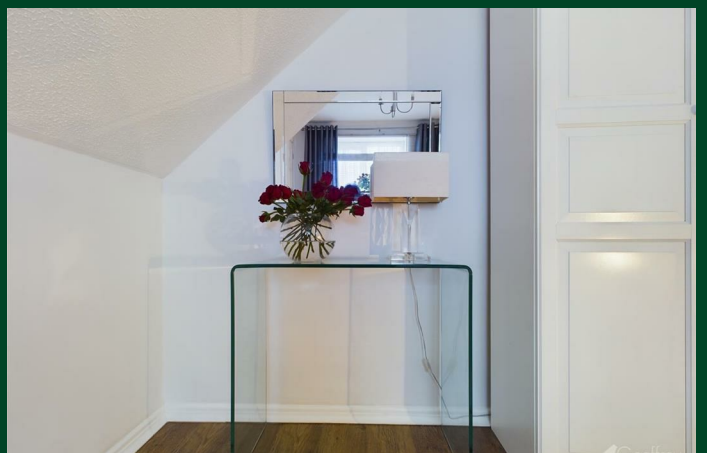
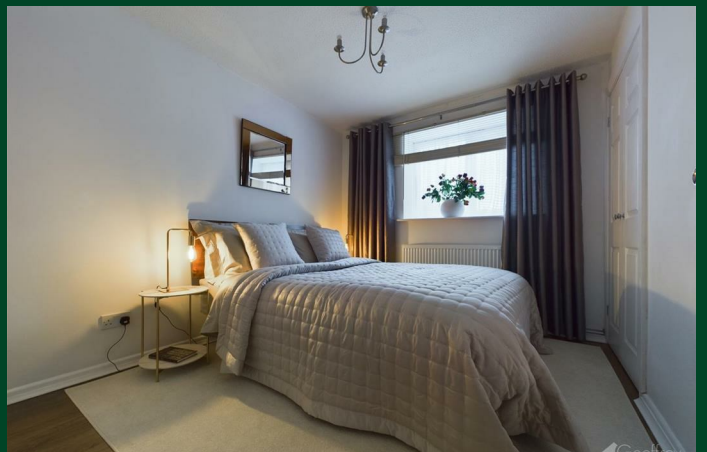
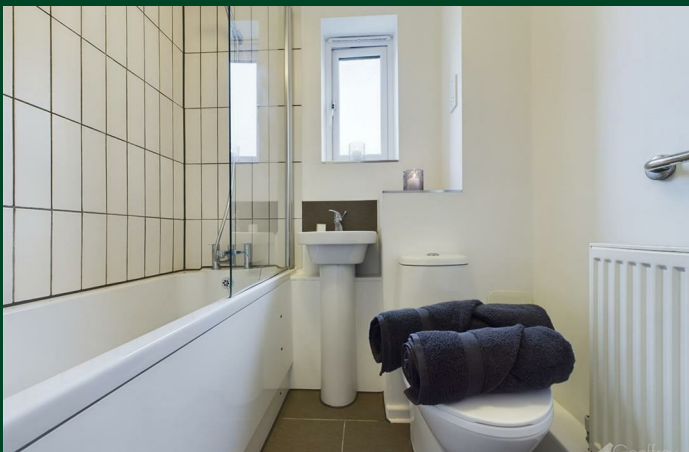
Mature Tree boarder, Laid to Pebbles, Gate.

One Allocated Parking Space

(As Pictured) One Space allocated to the left side of the property, External storage cupboard housing meters, Sensor Lighting, Cupboard porch way.

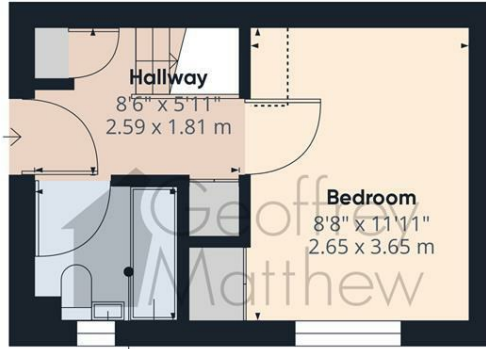
Local Information

Wheatlands is situated in Chells Manor which is a well established private development build in the late 1980's to the early 1990's. There is an excellent bus route which runs on the White Way going to various locations.



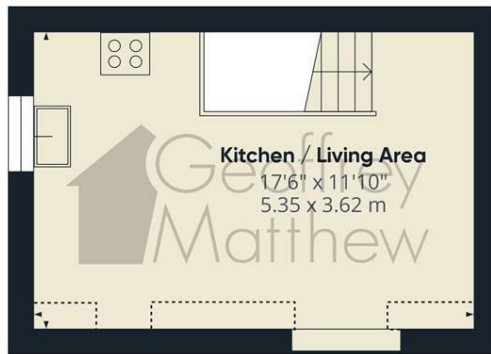


Floor Plan



Bathroom
5'10" x 5'10"
1.79 x 1.78 m

Floor 0



Kitchen / Living Area
17'6" x 11'10"
5.35 x 3.62 m

Floor 1



Approximate total area⁽¹⁾

388.9 ft²
36.13 m²

Reduced headroom

16.47 ft²
1.53 m²

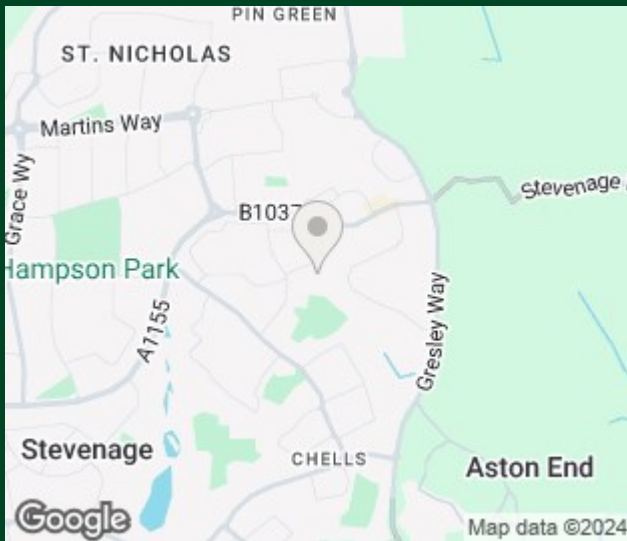
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band:

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	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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