



Ullswater Close, Great Ashby, Stevenage, SG1 6AF

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Charming Two Bedroom Middle Row House, Which Is Situated In The Continually Sought After Great Ashby Area Of Stevenage, Benefiting From A Good Selection Of Local Shops, Primary And Secondary Schools Within Walking Distance Along With Numerous Woodland Walks & Parks. Internally The Property Has Been Particularly Well Maintained By The Current Owners And Includes A Generous Size Lounge, Good Size Kitchen/Diner With A Great Selection Of Modern Units, Master Bedroom With Refitted En-suite and Family Bathroom. Externally The Current Owners Have Re-Landscaped The Rear Garden To Include An Artificial Lawn, Whilst To The Front There Is Allocated Parking For Two Cars. ONWARD CHAIN COMPLETE

Price £320,000

Ullswater Close, Great Ashby, Stevenage, SG1 6AF

- MIDDLE ROW HOUSE
- TWO BEDROOMS
- MODERN FITTED KITCHEN/DINER
- REFITTED BATHROOM
- SELECTION OF LOCAL AMENITIES
- GREAT ASHBY AREA
- GENEROUS SIZE LOUNGE
- EN-SUITE
- EASY TO MAINTAIN GARDEN
- UPPER CHAIN COMPLETE

ENTRANCE HALLWAY

With access via a partly glazed UPVC door, double panelled Radiator and wood effect laminate flooring.

LOUNGE

14'9"x 10'5" (4.50mx 3.18m)

A good size lounge with a Georgian style UPVC double glazed window to the front aspect, two single panel radiators, a continuation of the wood effect laminate flooring and a door through to the kitchen area.

KITCHEN/DINER

8'7"x 13'5" (2.62x 4.09)

This generous kitchen space offers a good selection of modern fitted wall and base units with square edge work tops with an inset butler style stainless steel sink with counter mounted chrome mixer tap over, a four ring gas hob and extractor fan , electric oven, spaces for both washing machine and fridge freezer along with integrated dish washer and under counter fridge bevel edged ceramic tiled splash backs, porcleain tiled flooring, a UPVC georgian style window to the rear aspect as well as a set of UPVC double glazed Frtrench patio doors to the garden, ample space to house ding table, double panelled radiator and a built in under stairs storage cupboard.

STAIRS TO FIRST FLOOR LANDING

offering access to the loft space, a fitted smokje alarm and a built in storage cupboard.

BEDROOM ONE

10'7"x 10'5" (3.23x 3.20)

A good size double bedroom with a Georgian style UPVC double glazed window to the front aspect, a single panel radiator and built in wardrobes to one wall.

EN-SUITE

Re-fitted with aa fully enclosed corner shower cubicle and matt black shower fittings including a rainfall shower head, a corner positioned hand wash basin with matt black mixer tap, a close coupled WC, heated towel rail and matching marble effect tiling to both the walls and flooring, a frosted UPVC double glazed window.

BEDROOM TWO

9'9"x 7'1" (2.98x 2.16)

A good size bedroom with a Georgian UPVC double glazed window to the rea aspect, single panel radiator and radiator cover and built in wardrobe.

FAMILY BATHROOM

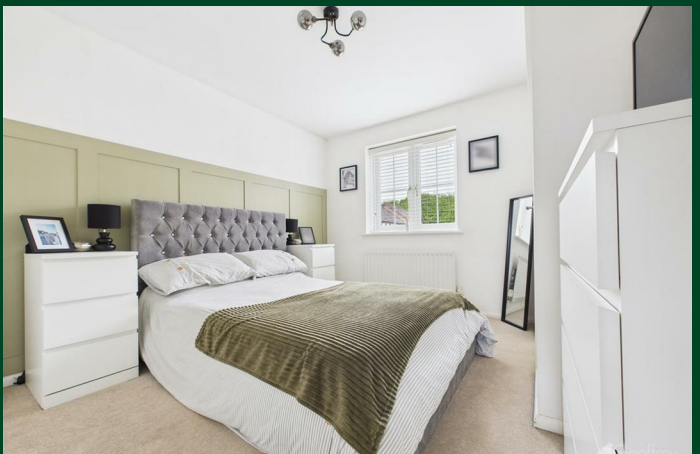
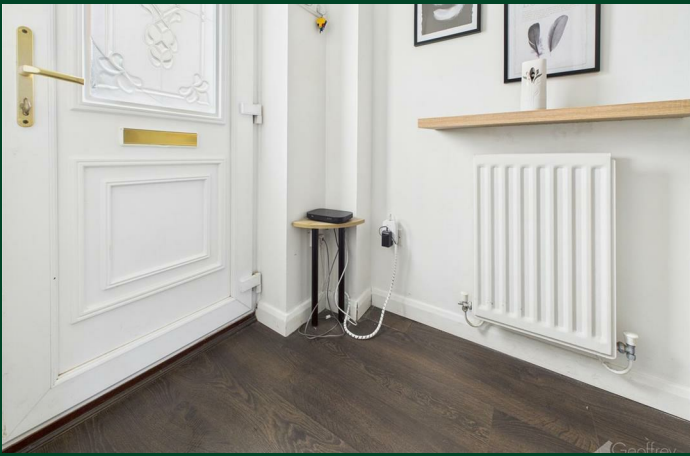
Fitted with a tiled panel surround bath with period style chrome mixer tap with attached shower hose, a close coupled WC, a hand wash basin wityh pedestal and chrome taps, wood effect vinyl planks flooring, extractor fan, partially tiled walls, a Georgian style frosted UPVC double glazed window and a heated towel rail.

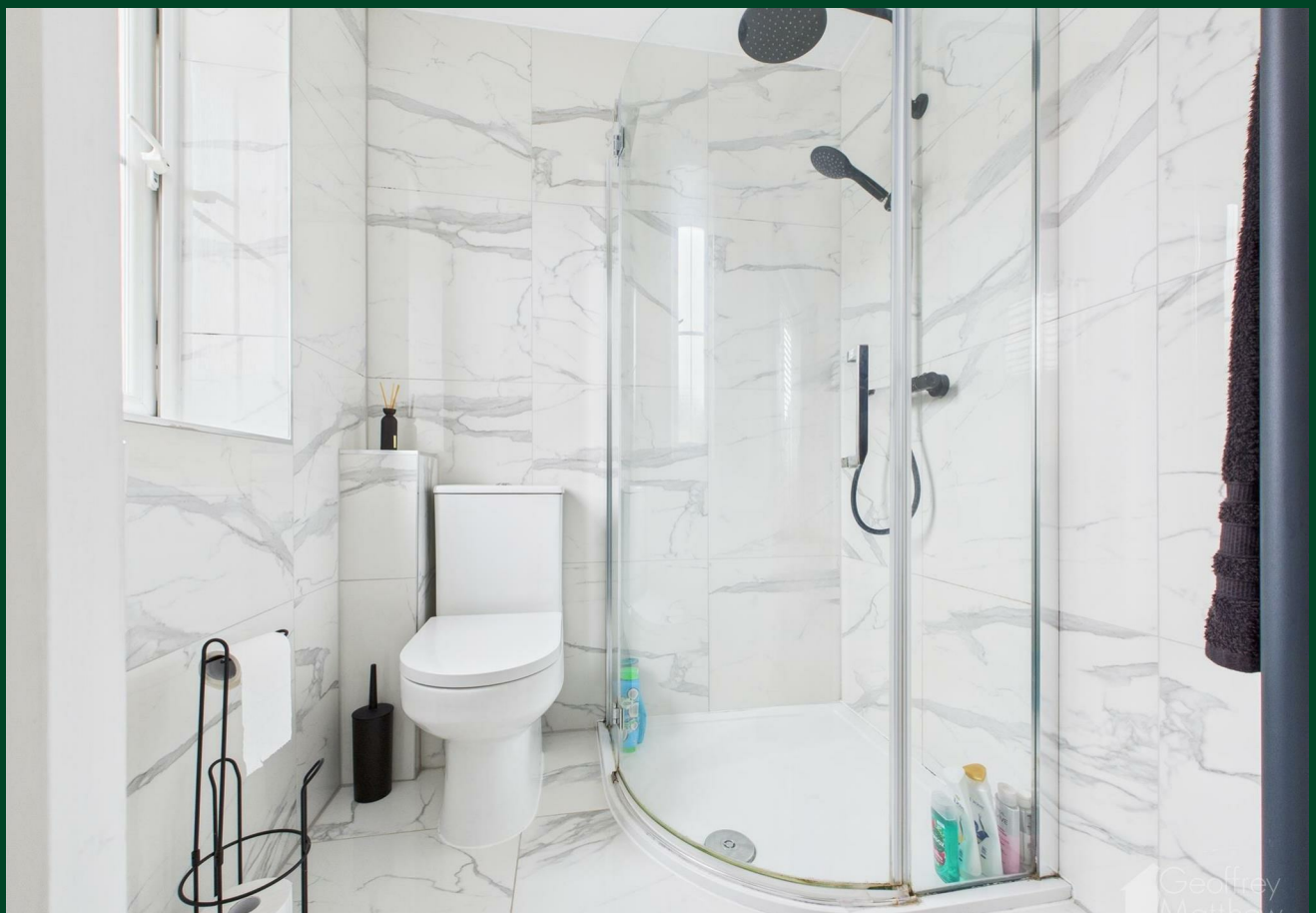
REAR GARDEN

A good size rear garden with a central positioned artificial lawn, gated rear access, a composite decking terrace as well as a paved terrace to the rear of the garden, external tap and lighting

FRONT ASPECT

benefiting from allocated parking for the depth of two cars.



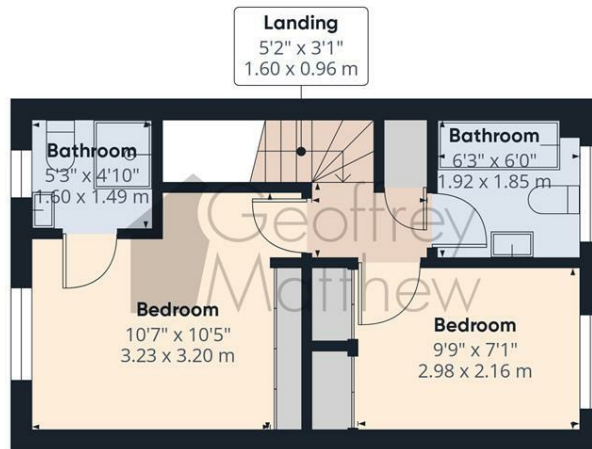




Floor Plan



Floor 0



Floor 1



Geoffrey
Matthew

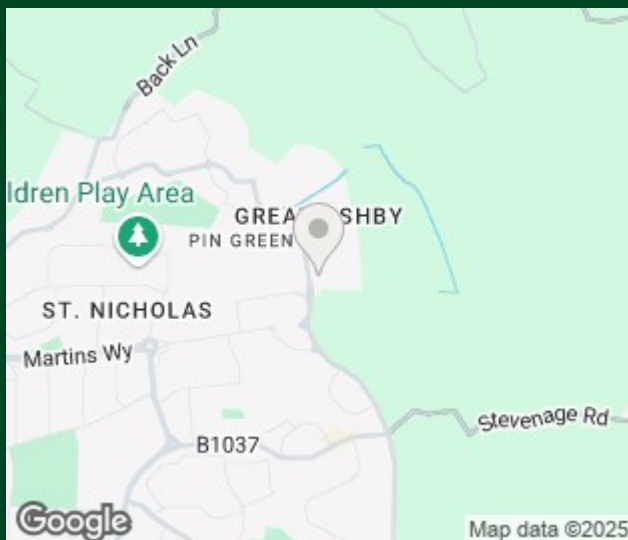
Approximate total area⁽ⁿ⁾
595 ft²
55.4 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band: C

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current Potential

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current Potential

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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