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18 Franklins Road, Stevenage, SG1 3BP

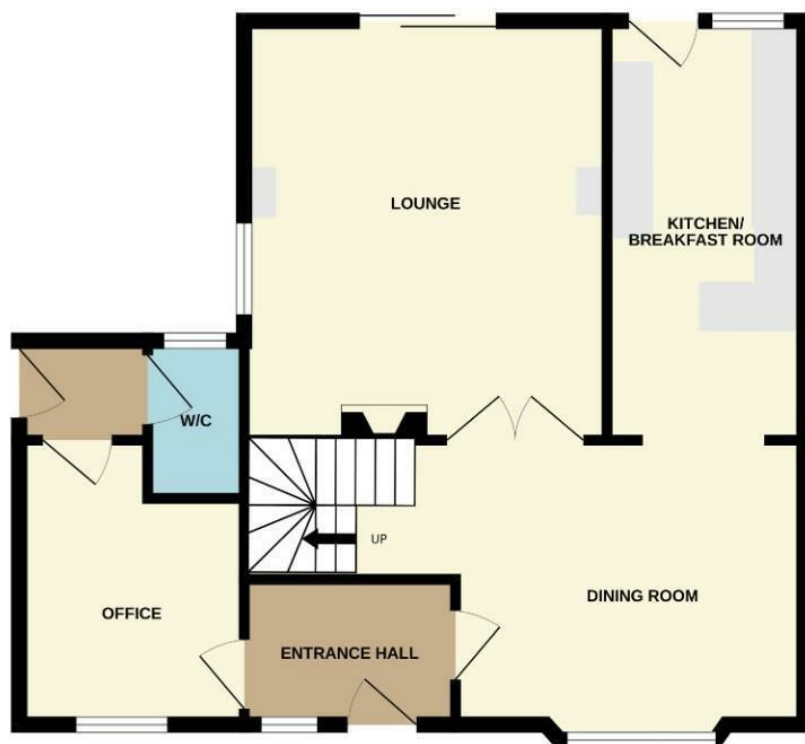
18 Franklins Road, Stevenage, SG1 3BP

Guide Price £475,000

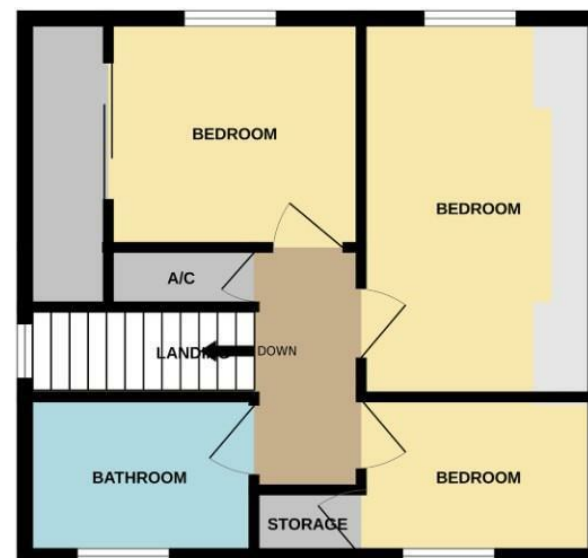
An extended three bedroom semi detached family home located in a rarely available and popular Old Town location - Offered chain free, convenient location perfect for walking distance to the High Street, mainline train station, Lister Hospital, John Henry Newman, Thomas Alleyne's school and Barclays Academy

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
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		
		83
	68	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Entrance Hallway

7'7" x 9'5"
UPVC double glazed front door into property. Radiator.
UPVC double glazed window to front aspect.

Dining Room

11'1" x 22'2" (max)
UPVC double glazed to front aspect. French doors to Lounge. Archway to kitchen. Stairs to first floor.
Radiator.

Lounge

14'7" x 19'1"
An extended room. Polished limestone gas fireplace.
Sliding patio doors to garden. Radiator.

Kitchen/Breakfast Room

19'0" x 7'2"
An extended room. UPVC double glazed door and window to rear aspect. Fitted eye level and base units with roll edge work surfaces over. Ceramic one and half bowl sink unit. Integral gas hob, oven and grill. Space and plumbing for washing machine. Tiled splashbacks.
Under unit lighting.

Office

8'1" x 13'2" (max)
Potential for annexe conversion. UPVC double glazed window to front aspect. Laminate flooring. Radiator.
UPVC double glazed door to side aspect.

W/C

Low level w/c. UPVC double glazed frosted window to rear aspect. Heated towel rail. Wash hand basin. tiled splashbacks.

First Floor

Landing

UPVC double glazed window to side aspect. Airing cupboard housing hot water cylinder. Loft access.

Bedroom One

13'3" x 8'8"
UPVC double glazed window to rear aspect. Radiator.
Fitted wardrobes and overhead storage units.

Bedroom Two

13'0" x 8'8"
UPVC double glazed window to rear aspect. Radiator.
Sliding mirrored wardrobes leading to further storage housing the boiler.

Bedroom Three

7'3" x 8'9"
UPVC double glazed window to front aspect. Radiator.
Storage cupboard.

Bathroom

9'7" x 5'5"
UPVC double glazed frosted window to front aspect.
Low level w/c. Wash hand basin inset with storage unit under. Heated towel rail. Corner bath with power shower over and bi-folding screen. Tiled splashbacks.

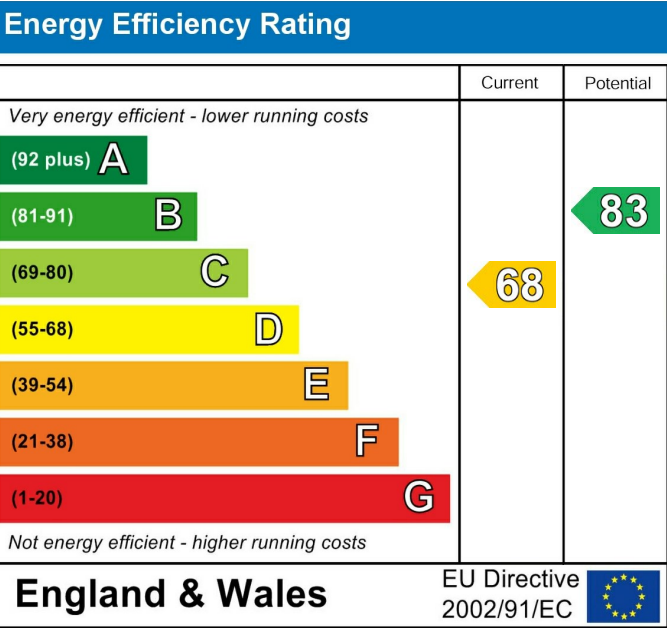
Outside

Front

Driveway allowing for off road parking. Laid to lawn area with accompanying flowerbeds. Gated side access.

Rear

A mature garden with a variety of shrubs and trees. Laid to lawn in the main. Pergola seating area. Large storage shed. Enclosed by panel fencing and gated access.
Further side storage area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









