



**Connells**

Green Close  
Broadwater Stevenage



### Property Description

We are pleased to present a spacious three bedroom end of terrace family home nestled in a cul de sac position & overlooking a large green with ample communal parking bays. Green Close is in a popular residential area, within easy reach of local amenities, good schooling & a short drive from the town centre & mainline station

The property requires some modernisation, but represents excellent value for money for house in this area, with scope for extensions subject to permissions, courtesy of a significant rear & side 'wrap round' garden. The ground floor offers a kitchen, large utility/store room, spacious lounge/diner & conservatory.

The first floor houses 3 bedrooms & a family shower room with separate WC

AVAILABLE WITH NO ONWARD CHAIN

### Front Door To

### Entrance Porch

Door to

### Entrance Hallway

Stairs rising to first floor landing, doors to utility/store, kitchen & lounge/diner

### Lounge/Diner

18' 8" max x 14' 2" max ( 5.69m max x 4.32m max )

Double glazed windows to rear, door to conservatory

### Conservatory

Double glazed with double doors to rear garden

### Kitchen

12' 2" x 7' 9" ( 3.71m x 2.36m )

Units, drawers and work tops over, space for appliances, built in cupboard, Double glazed window to front

### Utility/Store Room

Door to rear garden

### First Floor Landing

Loft access, Double glazed window to front



## Bedroom One

13' 8" x 9' 8" ( 4.17m x 2.95m )

Radiator, Double glazed windows to rear

## Bedroom Two

10' 2" x 9' 7" ( 3.10m x 2.92m )

Built in cupboard, radiator, Double glazed window to rear

## Bedroom Three

8' 7" x 7' 9" ( 2.62m x 2.36m )

Built in cupboard, radiator, Double glazed window to front

## Family Shower Room

Comprises wash hand basin, partly tiled walls, tiled shower enclosure, Double glazed window to front

## Sep Wc

Low level WC, partly tiled walls, Double glazed window to front

## Outside

### Front Garden

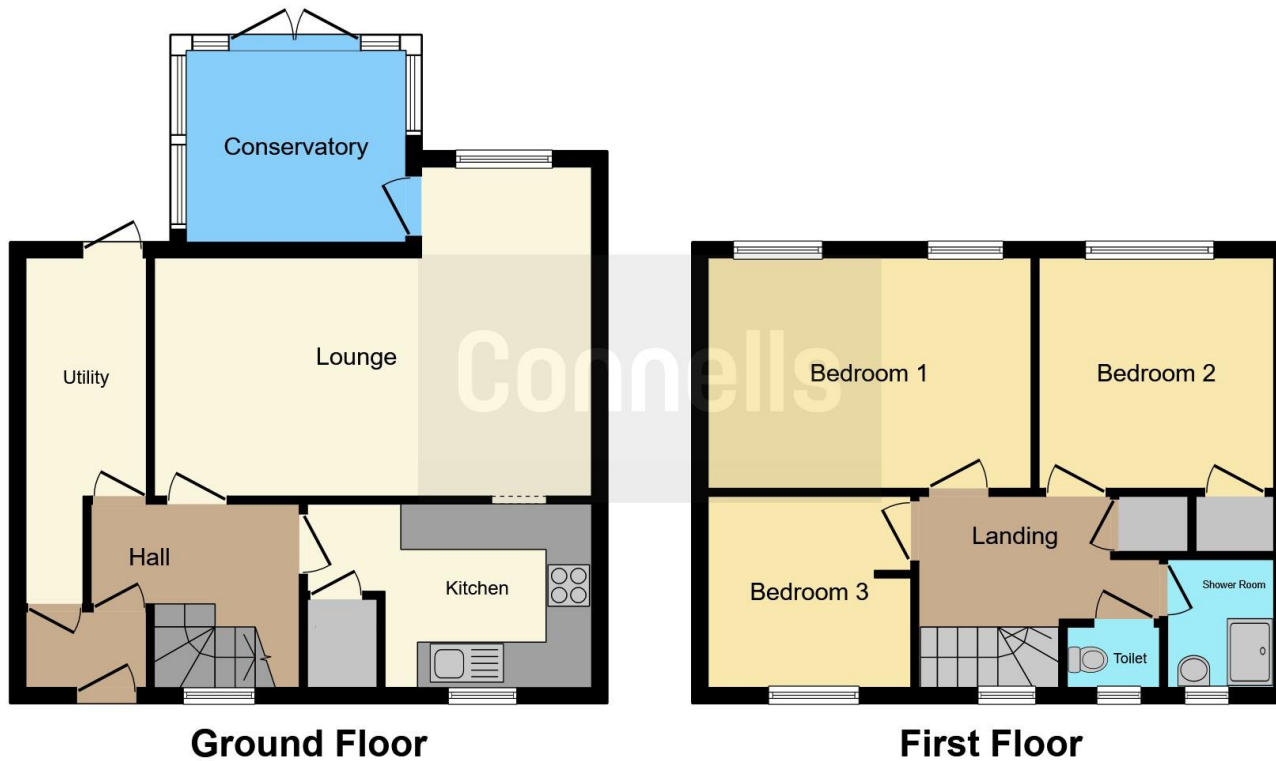
Gated access, footpath & partly laid to lawn

### Generous Rear Garden

Situated on a generous rear & side plot with ample garden space, mainly laid to lawn & has scope to extend subject to permissions

### Ample Communal Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01438 318 080**  
**E [stevenage@connells.co.uk](mailto:stevenage@connells.co.uk)**

8 Market Place  
 STEVENAGE SG1 1DB

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STV311477](http://connells.co.uk/Property/STV311477)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STV311477 - 0002