



Connells

Hydean Way
Shephall Stevenage



Property Description

CHAIN FREE - A three bedroom end of terrace property on a generous plot ideally located close to shops, Barnwell Primary & upper school and the Old Red lion. Ready to move into and available for a fast completion.

The ground floor of the property has a spacious lobby/study, fitted kitchen and lounge with patio doors leading onto the rear garden. The first floor has three well proportioned bedrooms and a family bathroom. The rear garden is enclosed and perfect for entertaining and outdoor space.

Shephall is ideally located within easy reach of local amenities, & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market. Close to the property you will also find a dentist, doctors surgery, faith churches and a fitness centre.

IMMEDIATE VIEWING IS HIGHLY RECOMMENDED

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

17' 10" x 11' 5" (5.44m x 3.48m)

Front aspect double glazed window, rear aspect double glazed window and sliding door to the rear garden, hardwood flooring, feature fireplace, TV point and radiator.

Kitchen

12' 1" x 9' 6" (3.68m x 2.90m)

Rear aspect double glazed window, double glazed door leading out to the rear garden, tiled effect laminate flooring, an range of eye and base level units laminated work surfaces with tiled splash backs, single bowl sink drainer unit with mixer tap, space for a gas cooker with filter hood over, space for an under counter fridge, space and plumbing for washing machine and under stairs storage cupboard.

Lobby

8' 4" x 9' 7" (2.54m x 2.92m)

Front aspect double glazed windows, tiled effect flooring, a range of fitted cupboards, radiator and doors to all rooms.

Landing

Bedroom One

11' 2" PLUS DOOR RECESS x 10' (3.40m PLUS DOOR RECESS x 3.05m)

With front aspect double glazed window, built in over stairs cupboard a range of fitted wardrobes and dresser unit to one wall and radiator.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

With front aspect double glazed window, over stairs storage cupboard and radiator.

Bedroom Three

11' 5" MAX x 7' 7" (3.48m MAX x 2.31m)

With rear aspect double glazed window and radiator.

Bathroom

With rear aspect obscured double glazed window, tiled walls, vinyl flooring, low level WC, vanity unit with inset hand wash basin, cupboard below, panel enclosed bath with mixer tap, hand shower attachment and wall mounted electric shower over and radiator.

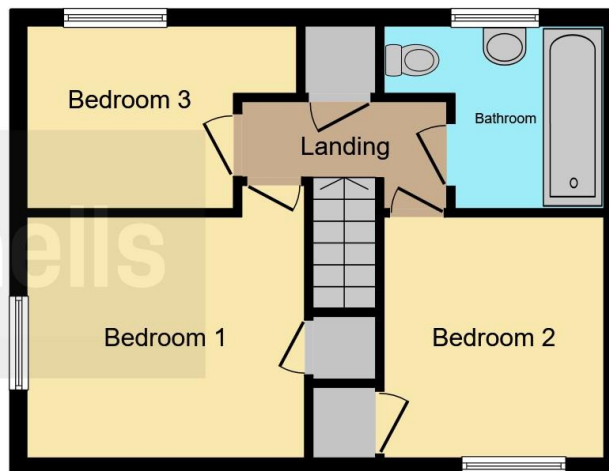
Front Garden

Rear Garden





Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/STV312309



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.

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