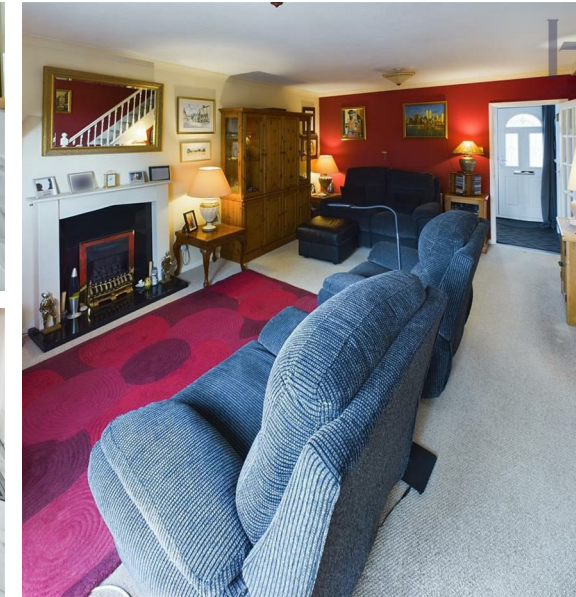


Ranworth Avenue Stevenage SG2 8SL.
Asking Price £395,000



Ranworth Avenue, Stevenage, SG2 8SL.

Council Tax Band: D

Situated in the popular area of 'Bragbury End' is this modernised three bedroom end of terrace which backs onto the Stevenage Water Meadow and Brook. This property has been modernised with a fully refitted kitchen including numerous built in appliances, refitted bathroom suite and a recently replaced 'Ideal Logic' combination boiler. The rear garden has a raised paved patio area which leads down to the lawned area and the garage is situated close-by in a block. The range of local amenities include but not limited to a well stocked 'One Stop' convenience store, numerous bus stops, and within a short drive are a 'Tesco' superstore and Sainsburys(which has a petrol station and Lloyds pharmacy), aswell as the Stevenage Golf and conference centre.

Entrance Hall

4'6 x 4'4 (1.37m x 1.32m)

Accessed via a composite double glazed front door with inset opaque leaded light windows and a double glazed side panel. Grey oak wooden styled flooring, inset spotlights, dado rails, separate multi panel glazed doors to the kitchen and lounge.

Lounge/Dining Room

18'9 x 15'6 (5.72m x 4.72m)

Double glazed french doors and side aspects opening out onto the rear garden, feature gas fireplace with granite style hearth along with a surround and mantle. two wall mounted radiators, coving to the ceiling, understairs storage cupboard, stairs leading to the first floor.

Kitchen

13'4 x 7'1 (4.06m x 2.16m)

Fully refitted modern grey high gloss wall and base units with contrasting work tops and splashbacks. The range of built in appliances include, electric oven and hob with filter hood over, fridge, freezer and a washing machine. One and a half bowl grey composite sink drainer with mixer taps over, round 'LED' plinth lighting aswell as under unit and coloured mood lighting, Inset spotlights. Wall mounted Ideal 'Logic' combination boiler, double glazed windows to the side and front aspect.

Downstairs WC

5'6 x 3'1 (1.68m x 0.94m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin, coving to the ceiling.

Landing

8'10 x 3'0 (2.69m x 0.91m)

Doors to all of the rooms, loft access with a ladder, light and insulated. Overstairs storage cupboard with small wall mounted radiator.

Bedroom One

12'5 x 9'1 (3.78m x 2.77m)

Double glazed window to the rear aspect overlooking Stevenage meadow and Brook, coving to the ceiling, wall mounted radiator.

Bedroom Two

13'0 x 9'4 (3.96m x 2.84m)

Double glazed window to the front aspect, wall mounted radiator, coving to the ceiling.

Bedroom Three

9'7 x 6'4 (2.92m x 1.93m)

Double glazed window to the rear aspect, wall mounted radiator, coving to the ceiling.

Bathroom

6'7 x 6'0 (2.01m x 1.83m)

Fully refitted with a slope backed tiled enclosed bath with

chrome mixer taps over, wall mounted thermostatically controlled rainfall shower and handset, vanity wash hand basin with storage under and a vanity mirror over with built in lighting and Bluetooth. Low level WC, floor to ceiling contemporary tiled splashbacks with inset mosaic tiling, opaque double glazed window to the front aspect, wall mounted matt grey heated towel rail, inset spotlights.

Frontage

Steps leading down the the front door and separate steps to the side access. Lawned area, flowerbed and shrub borders with ranch style timber fence border, outside light and tap.

Rear Garden

Paved patio area with dwarf retaining pillars and railings, side gate leading to the front, outside power and lights, steps down to lawned area with a stepping stone path leading to an additional patio area, additional side gate that leads to the Stevenage Brook, Enclosed timber fence borders, hedgerow borders and three timber sheds.

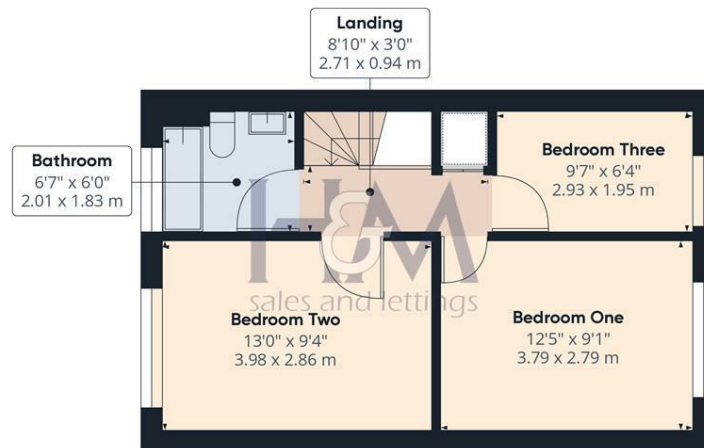
Garage

Situated in a block with an up and over door.





Floor 0



Floor 1

Approximate total area⁽¹⁾
798.24 ft²
74.16 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.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	