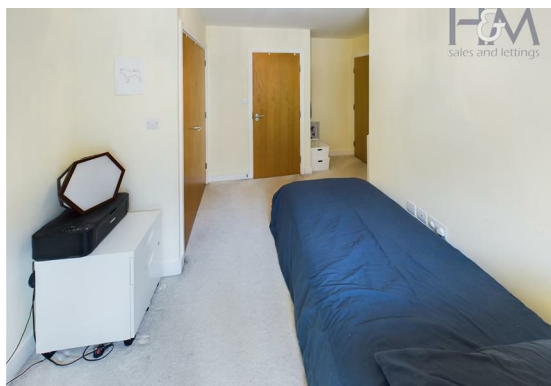


# Woolners Way Stevenage Hertfordshire SG1 3BT. Offers In Excess Of £215,000





Woolners Way, Stevenage, Hertfordshire, SG1 3BT.

Council Tax Band: C

CASH BUYERS ONLY! Two bedroom first floor apartment with en-suit to master & underground parking. Situated a short walk to Stevenage Old Town & mainline train station. This property would make an ideal buy to let call Home and Mortgages today on 01438 728444 for more information and to arrange your viewing.

#### **Communal Entrance Hall**

Double glazed doors to front aspect, post boxes, stairs and lifts to all floors.

#### **Entrance Hall**

11'2" x 3'10" (3.41 x 1.19)

Hardwood door to front aspect, wood effect flooring, recessed spotlights, airing cupboard with hot water tank, storage cupboard, wall mounted radiator and doors to:

#### **Master Bedroom**

13'9" x 8'6" (4.20 x 2.61)

Double glazed window to rear aspect, wall mounted radiator, bedside euro plugs, built in wardrobe and access to en-suite.

#### **Ensuite**

7'5" x 3'11" (2.28 x 1.20)

Shower en-suite with double shower cubic, low level WC, wash hand basin, tiled floor exactor fan and wall mounted radiator.

#### **Bedroom Two**

12'3" x 8'0" (3.75 x 2.45)

Double glazed window to rear aspect, wall-mounted radiator and bedside euro plugs.

#### **Bathroom**

6'4" x 5'5" (1.95 x 1.67)

Panel bath with mixer tap shower over, concealed low level WC and vanity wash hand basin, tiled floor, a large mirror to one wall and wall mounted radiator.

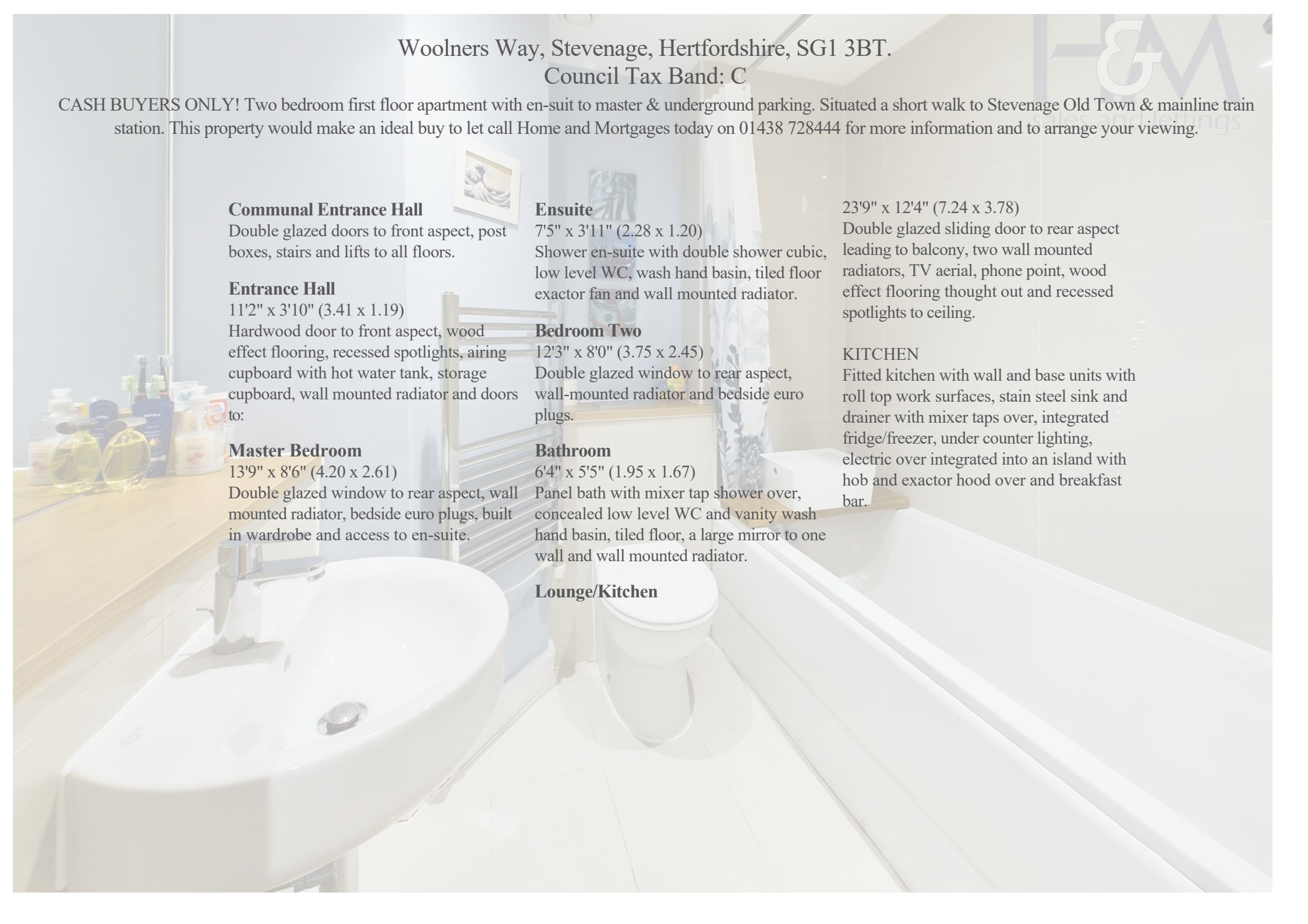
#### **Lounge/Kitchen**

23'9" x 12'4" (7.24 x 3.78)

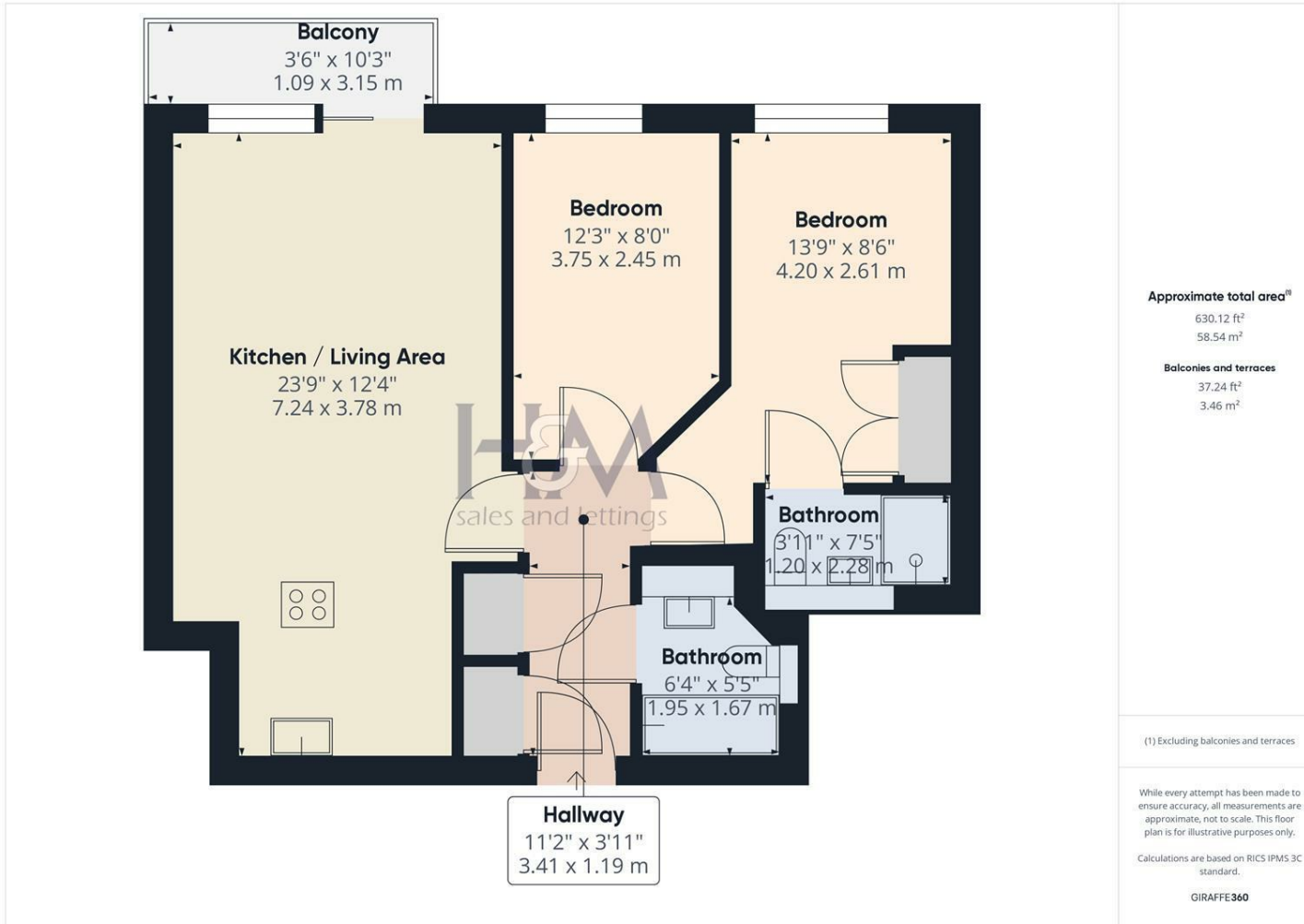
Double glazed sliding door to rear aspect leading to balcony, two wall mounted radiators, TV aerial, phone point, wood effect flooring thought out and recessed spotlights to ceiling.

#### **KITCHEN**

Fitted kitchen with wall and base units with roll top work surfaces, stain steel sink and drainer with mixer taps over, integrated fridge/freezer, under counter lighting, electric over integrated into an island with hob and exactor hood over and breakfast bar.







## Homes and Mortgages

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 