

Merrick Close Stevenage Hertfordshire SG1 6GH.
Price Guide £375,000-£390,000



sales and lettings



Three bedroom Town House, located in the heart of Great Ashby and within the catchment of the highly regarded, Round Diamond Junior School. Set over three levels with a garage En-Bloc, en-suite to master bedroom, downstairs cloak room and enclosed rear garden, this is a must see. Ideal for growing families looking for that little extra space.

Call Homes and Mortgages today on 01438 728 444

Entrance Hall

14'4" x 5'9" (4.38 x 1.77)

Double glazed door to front aspect, single panel radiator, wood effect flooring, storage cupboard housing hot water tank, stairs to second floor landing and doors to:

Dining Room

10'6" x 8'9" (3.21 x 2.69)

Double glazed window to front aspect, single panel radiator and wood effect flooring.

WC

6'4" x 3'6" (1.94 x 1.09)

Tile effect laminate flooring, low level WC, wash hand basin with splashback tiling and single panel radiator.

Kitchen/Diner

14'9" x 10'11" (4.51 x 3.35)

Double glazed window and door to rear aspect leading to garden, fitted kitchen with wall and base units, roll top work surfaces, splashback tiling, integrated dishwasher. Space for a washing machine, range-style gas oven. Tiled floor, understairs storage cupboard.

Second Floor Landing

12'10" x 5'9" (3.92 x 1.76)

Stairs from entrance hall, single panel radiator, stairs to third floor landing, wood effect flooring and doors to:

Living Room

14'9" x 12'9" (4.52 x 3.89)

Two double glazed windows to rear aspect, twin single panel radiators, electric feature fire place, coving to ceiling and wood effect flooring.

Bedroom Three

12'4" x 8'9" (3.77 x 2.69)

Double glazed window to front aspect, wood effect flooring, built in wardrobes, and single panel radiator.

Third Floor Landing

5'11" x 3'1" (1.81 x 0.95)

Stairs from second floor landing, loft access and doors to:

Bedroom Two

11'8" x 10'1" (3.57 x 3.09)

Two double glazed windows to front aspect, single panel radiator, two built in storage cupboards and wood effect flooring.

Family Bathroom

6'9" x 5'7" (2.07 x 1.72)

Half tiled walls, low level WC, wash hand basin, panel bath with mixer taps and shower over, tile effect flooring and extractor fan.

Master Bedroom

13'2" x 9'1" (4.02 x 2.77)

Double glazed window to rear aspect, built in wardrobes with folding doors, wood effect flooring and access to en-suite.

En-Suite

6'1" x 5'6" (1.87 x 1.68)

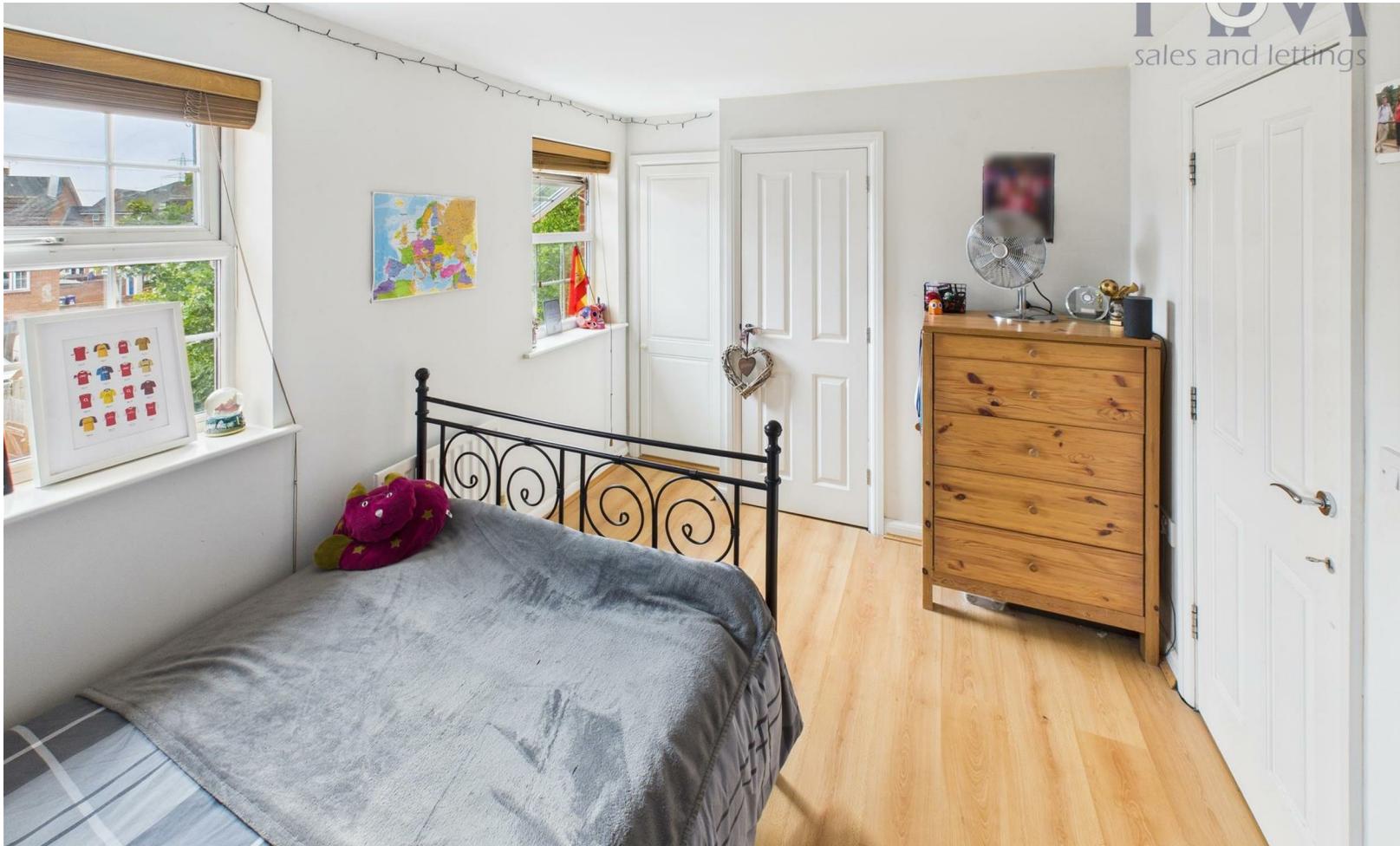
Double glazed window to rear aspect, shower cubicle, low level WC, wash hand basin, tile effect flooring, Half tiled walls and single panel radiator.

Rear Garden

Enclosed rear garden with wood fence surround, paved pathway leading rear gate access.

Garage

Single garage On-Bloc, metal up and over door.



PGM
sales and lettings



Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	