

# Merrick Close Stevenage Hertfordshire SG1 6GH.

Price Guide £375,000-£390,000

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Merrick Close, Stevenage, Hertfordshire, SG1 6GH.  
Council Tax Band: D

GUIDE PRICE £375,000 - £390,000

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.

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**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 es-suite.

**En-Suite**

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

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

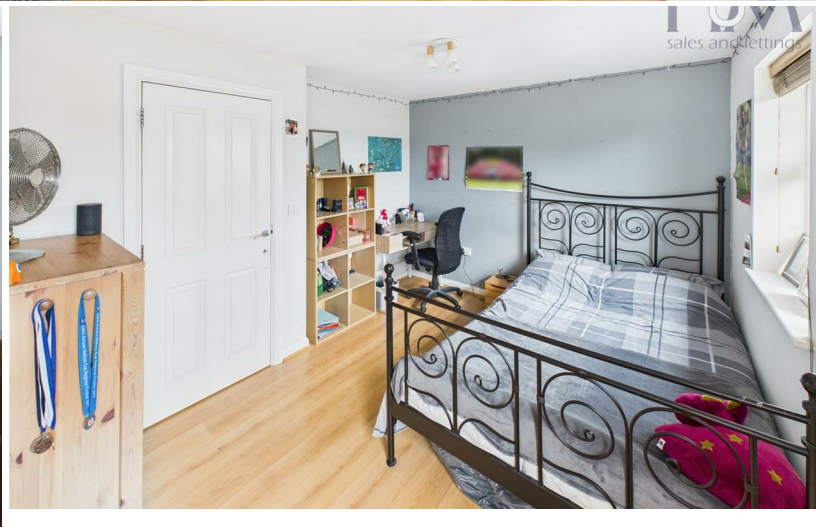
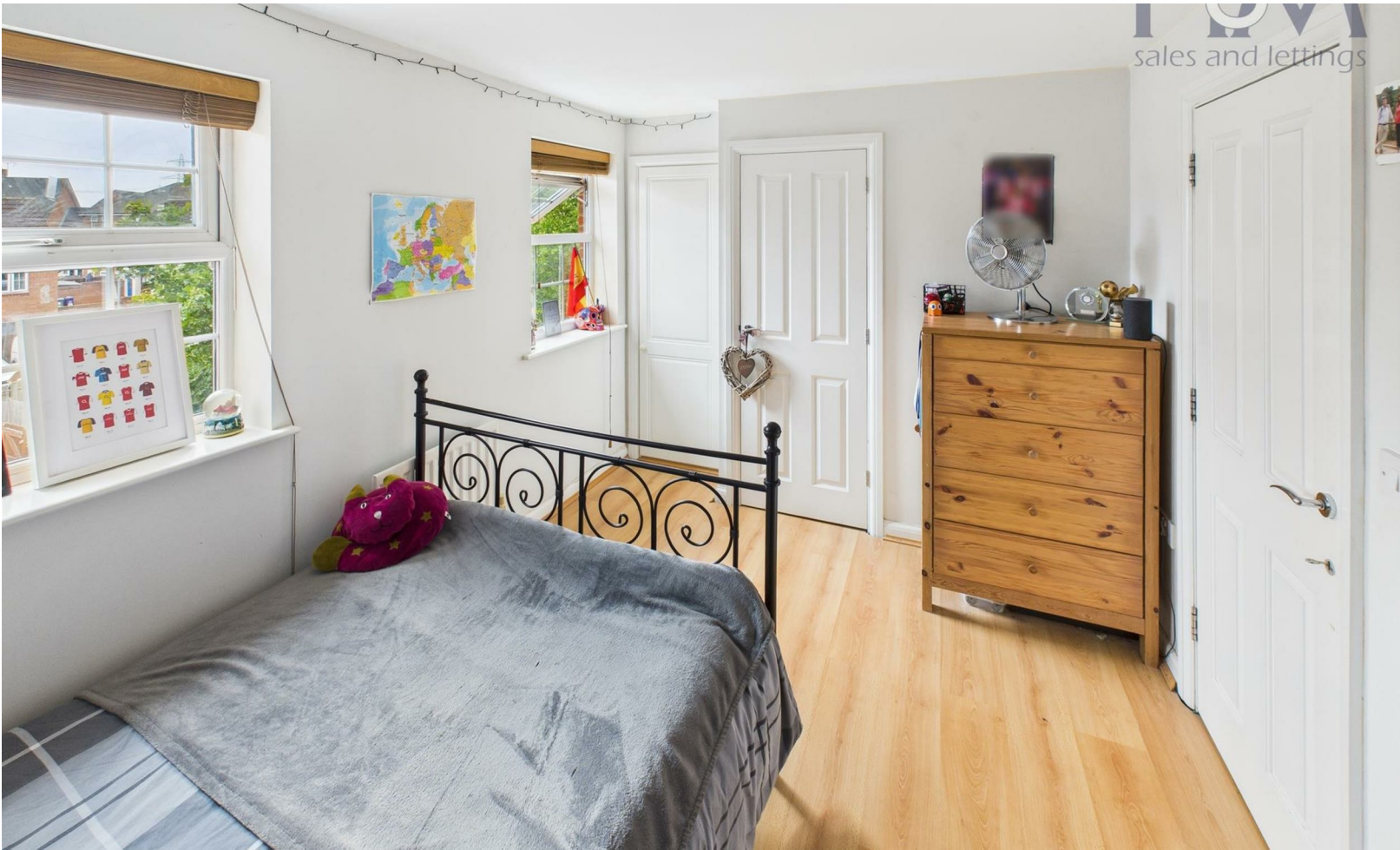
**Rear Garden**

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

**Garage**

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









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### Energy Efficiency Rating

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