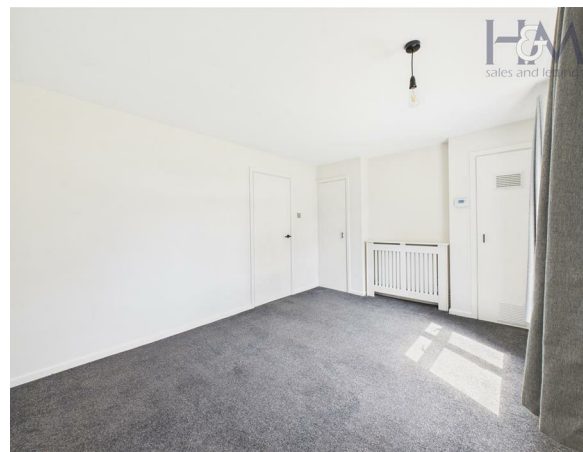


Moors Ley, Walkern, SG2 7NQ.  
Asking Price £235,000

**H&M**  
sales and lettings





## ***Moors Ley, Walkern, SG2 7NQ.***

### ***Council Tax Band: B***

Offered with VACANT POSSESSION and with a unexpired 124 year lease is this fully refurbished 'turnkey' two bedroom ground floor flat, comprising of a fully fitted kitchen with built in oven, hob, chimney hood, washing machine and fridge/freezer, refitted bathroom suite, newly laid carpets and flooring and brushed steel power sockets. The property is situated in a cul-de-sac in the village of Walkern which has its own public house, well stocked 'Budgens' along with a local Primary School, outside are communal gardens that lead out into open countryside.

Within a 5 minute drive is a Sainsbury supermarket and petrol station, pharmacy and fish and chip restaurant.

#### **Entrance Hall**

15'2 x 3'2 (4.62m x 0.97m)

Accessed by a double glazed front door, radiator, doors to all rooms, built in storage cupboard housing the consumer unit.

#### **Lounge**

13'11 x 11'11 (4.24m x 3.63m)

Double glazed window to the front and side aspect, radiator.

#### **Kitchen**

8'6 x 7'4 (2.59m x 2.24m)

Refitted kitchen with modern wall and base units, range of built in appliances to include 'Zanussi' electric oven and hob with glass and stainless steel chimney hood, integrated fridge/freezer and washer/dryer. Solid Oak style work tops, inset black composite sink drainer with mixer tap over, wood effect flooring, radiator, double glazed window to the rear aspect.

#### **Bedroom One**

13'0 x 10'2 (3.96m x 3.10m)

Double glazed window to the front aspect, airing cupboard housing hot water tank, separate cupboard housing 'Vaillant' boiler, radiator.

#### **Bedroom Two**

9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to the rear aspect, built in storage cupboard, radiator.

#### **Bathroom**

6'11 x 6'8 (2.11m x 2.03m)

Double glazed opaque window to the rear aspect, refitted three piece suite to include panel enclosed 'P' shaped bath with mixer taps and rainfall shower over along with a separate handset, vanity wash hand basin, cistern enclosed low level WC, heated chrome towel rail, fully tiled porcelain style splash backs.

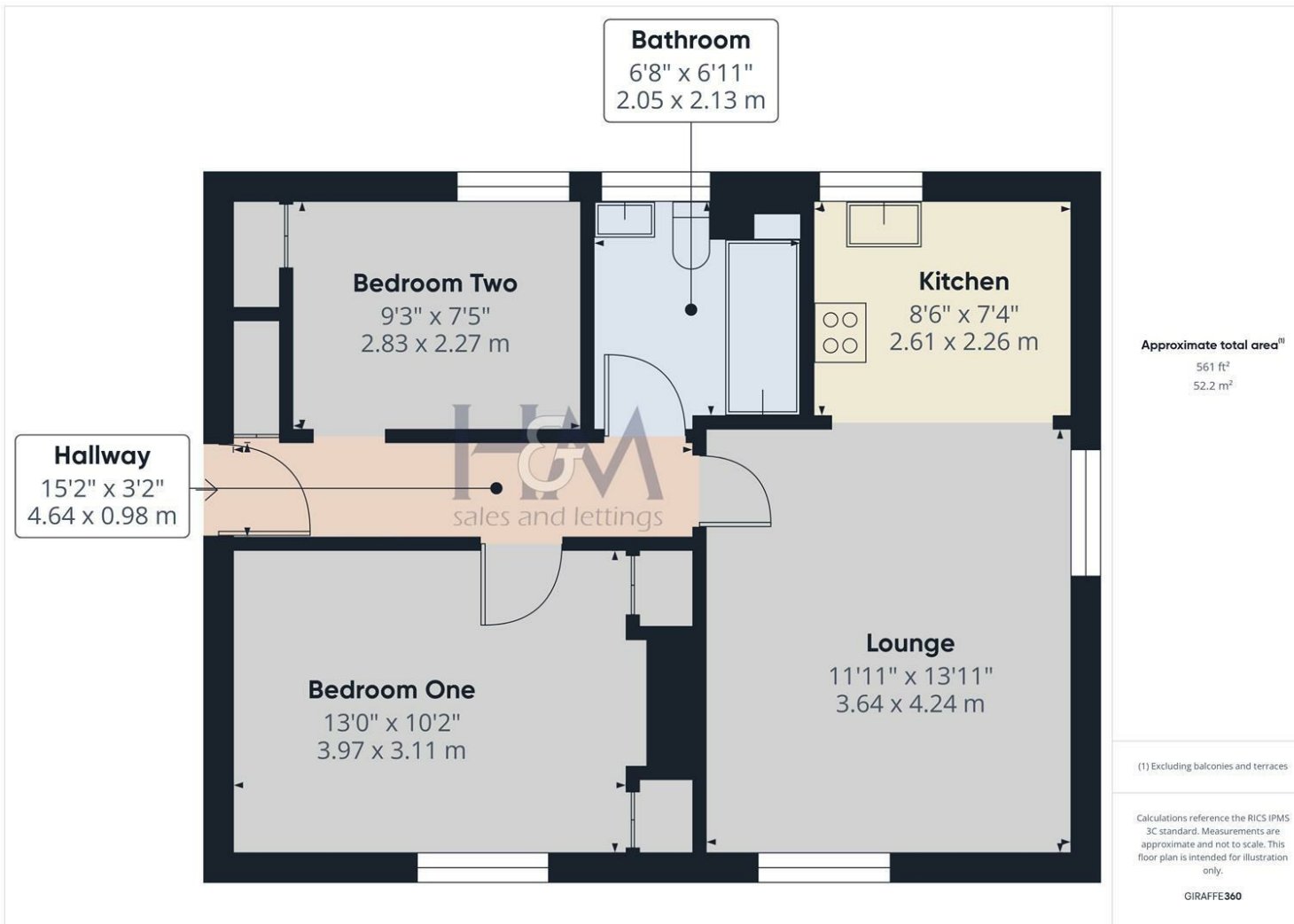
#### **Communal Areas**

Front and rear residents gardens along with drying areas and your own two storage outhouses. The gardens side on to open fields, ideal for those who like the open countryside.









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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>		
(69-80) <b>C</b>	71	74
(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		
England & Wales	EU Directive 2002/91/EC	