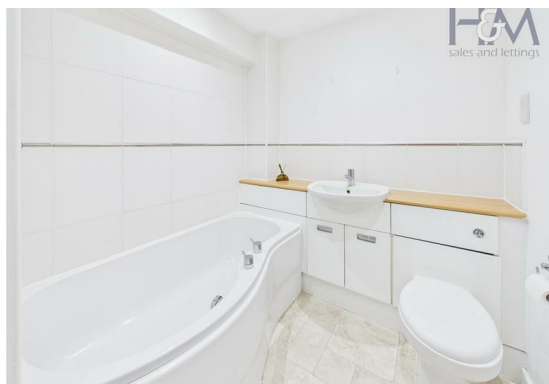


# Great Ashby Way Stevenage Hertfordshire SG1 6DT.

Asking Price £430,000





# Great Ashby Way, Stevenage, Hertfordshire, SG1 6DT.

## Council Tax Band: D

CHAIN FREE. A three-bedroom town house situated in the popular area of Great Ashby close to local amenities and Round Diamond Junior School. The accommodation comprises an entrance hall, downstairs WC, lounge, kitchen/diner, three good sized bedrooms with en-suite to master bedroom and a family bathroom. Outside the property benefits from a garage and driveway for two cars and an enclosed rear garden.

### Entrance Hall

8'6" x 3'5" (2.60 x 1.05)

Double glazed door to front aspect, double glazed window to side aspect, stairs to first floor landing, radiator and doors to:

### WC

4'8" x 2'9" (1.44 x 0.85)

Double glazed window to front aspect, corner sink with tiled splashback, low level WC, consumer unit.

### Living Room

15'1" x 12'9" (4.62 x 3.90)

Double glazed window to front aspect, two wall mounted radiators, glass panel double doors leading to kitchen/diner.

### Kitchen/Diner

12'9" x 10'2" (3.90 x 3.12)

Double glazed window and door to rear aspect, wall and base units with tiled splashback. Integrated electric oven, four ring gas hob with extractor hood over, space for washing machine, dishwasher and fridge freezer.

### First Floor Landing

Double glazed windows to front and side aspect, airing cupboard, radiator, coving to ceiling, stairs to second floor landing, and doors to:

### Bedroom Two

12'9" x 9'4" (3.90 x 2.85)

Double glazed window to rear aspect, radiator, and coving to ceiling.

### Bathroom

6'4" x 6'3" (1.95 x 1.92)

Half tiled, panel enclosed bath with mixer taps over, cistern enclosed low level WC, wash hand basin, extractor fan.

### Bedroom Three

9'6" x 6'5" (2.90 x 1.97)

Double glazed window to front aspect, coving to ceiling, radiator.

### Second Floor Landing

3'1" x 3'0" (0.95 x 0.92)

Double glazed window to side aspect, door to:

### Bedroom One

12'0" x 9'6" (3.66 x 2.92)

Double glazed window to front aspect, radiator, built in wardrobe and door to Ensuite.

### Ensuite

5'4" x 4'0" (1.65 x 1.24)

Single shower cubicle, cistern enclosed low-level WC, wash hand basin, extractor fan. Half tiled wall, shaver point and Velux style window to rear aspect.

### Walk In Wardrobe

5'9" x 5'7" (1.77 x 1.72)

Large walk in wardrobe with hanging rails, lighting and power points.

### Rear Garden

Enclosed rear garden, side gate access leading to car port, small raised flower bed and laid to lawn.

### Parking

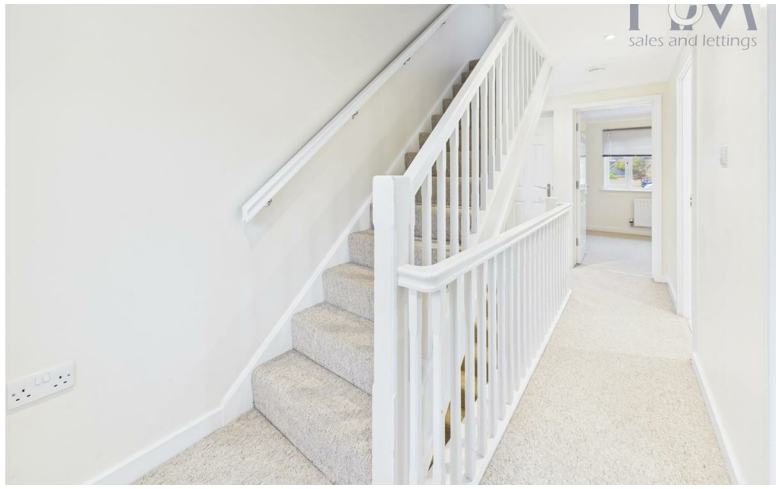
Accessed via metal gates to a bloc paved tandem driveway leading to a single garage, with a partly-covered tiled pitch roof.

### Garage

16'8" x 8'7" (5.10 x 2.62)

Single garage with metal up & over door, lighting and power points.







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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>                            |                         | 89        |
| (69-80) <b>C</b>                            | 77                      |           |
| (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 |           |