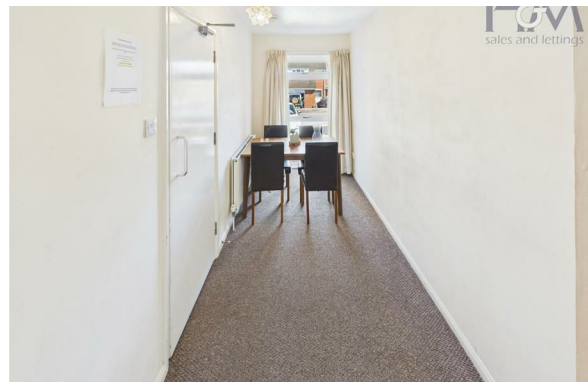
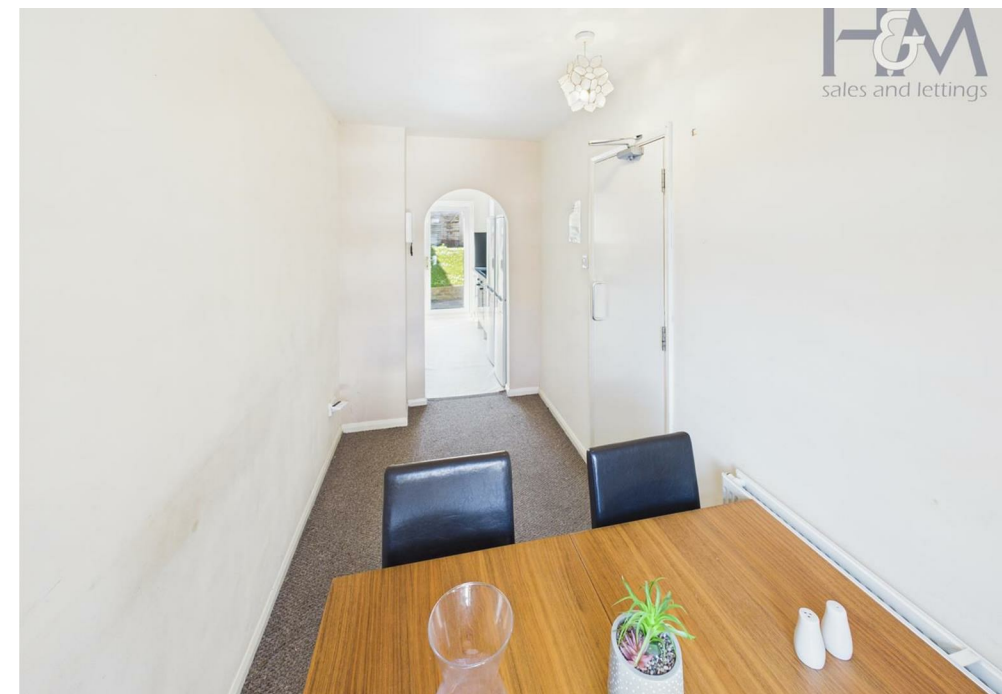


Woburn Close Stevenage Hertfordshire SG2 8SW.
Price Guide £350,000



Woburn Close, Stevenage, Hertfordshire, SG2 8SW.
Council Tax Band: D

GUIDE PRICE £350,000 - £375,000. Investment Opportunity – 4 Bedroom HMO, Bragbury End, Stevenage

Offered to the market chain free, this property was formerly a three-bedroom family home and has since been reconfigured to provide four lettable bedrooms, now operating as an HMO. The conversion has been designed to maximise rental income while remaining practical and appealing to today's tenant market. The accommodation comprises four well-proportioned bedrooms, along with shared kitchen and bathroom facilities, and is currently generating a rental yield in the region of 8%, making it an attractive investment opportunity. Call Homes and Mortgages today on 01438 728444 to arrange your viewing.

Entrance Hall

17'9" x 2'11" (5.42 x 0.90)

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

Downstairs Cloak Room

5'1" x 2'11" (1.55 x 0.90)

Double glazed window to side aspect, low level WC (macerator system), wash hand basin, extractor fan, and consumer unit.

Dining Room

13'3" x 5'8" (4.06 x 1.74)

Double glazed window to front aspect, open arch leading to kitchen, and a double radiator.

Kitchen

9'10" x 6'11" (3.00 x 2.12)

Double-glazed window and door to rear aspect, wall and base units with splashback, stainless steel sink and drainer with mixer tap over, electric oven and hob with extractor hood over, stainless steel splashback. Space for a washing machine, dishwasher and two fridge/freezers.

Ground Floor Bedroom

13'11" x 9'6" (4.25 x 2.91)

Originally used as a living room with double glazed window and door to rear aspect, single panel radiator.

Landing

Stairs from entrance hall, loft access, and doors to:

Shared/Family Bathroom

10'5" x 5'2" (3.19 x 1.58)

A fully tiled bathroom with a corner shower cubicle, panel bath with mixer taps and shower attachment over, low level WC, vanity wash hand basin, heated towel rail, double glazed window to rear aspect, extractor fan and tiled floor.

Bedroom One

14'2" x 11'7" (4.32 x 3.54)

Double glazed window to rear aspect and a single panel radiator.

Bedroom Two

9'3" x 8'7" (2.82 x 2.64)

Double glazed window to front aspect, single panel radiator and a built in wardrobe.

Bedroom Three

9'3" x 7'1" (2.82 x 2.17)

Double glazed window to front aspect, single panel radiator and a built in wardrobe.

Garage

16'6" x 7'8" (5.05 x 2.36)

Integral garage with lighting and power, wall mounted combination boiler, and metal up-and-over door.

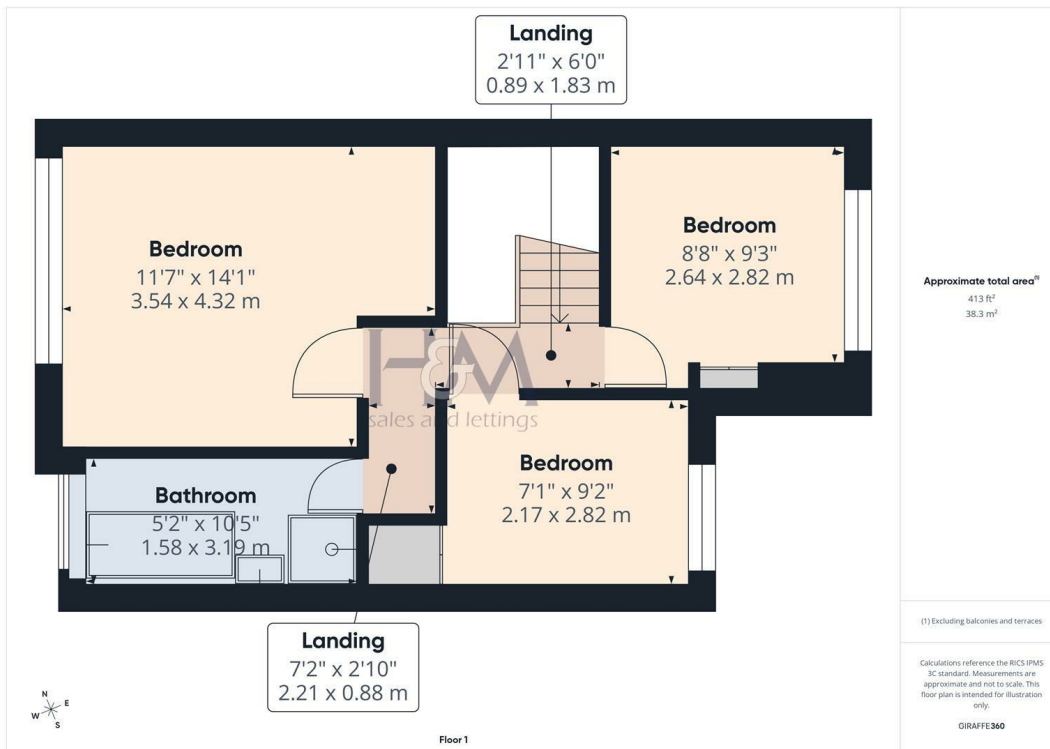
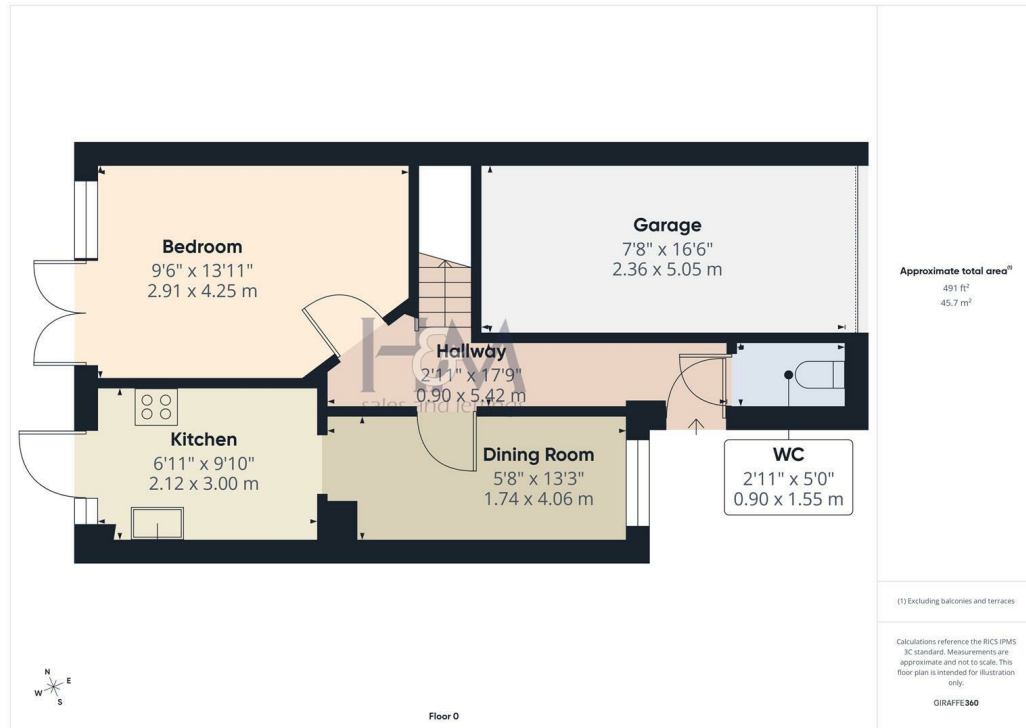
Rear Garden

Patio area to rear side, retaining dwarf wall and step up to laid lawn.

Parking

Block paved driveway to front, allowing parking for two cars.





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		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	