



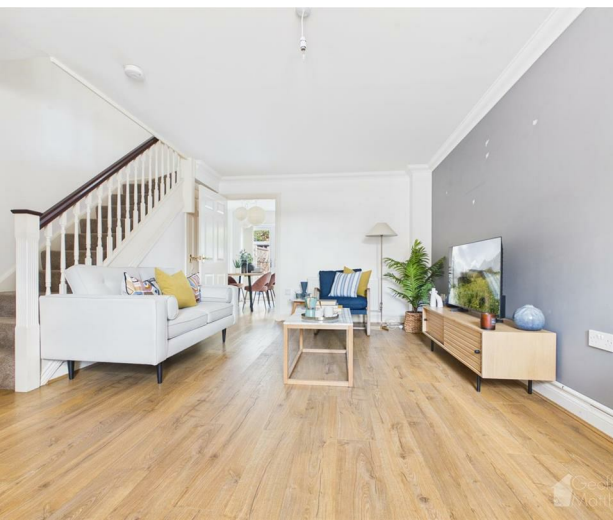
Bray Drive, Great Ashby, Stevenage,

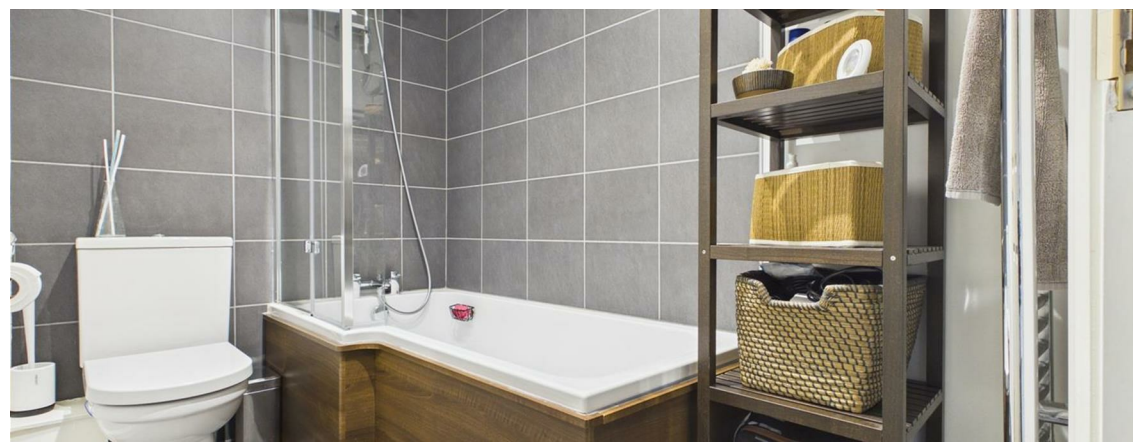
Offers Over £360,000

 Geoffrey
Matthew



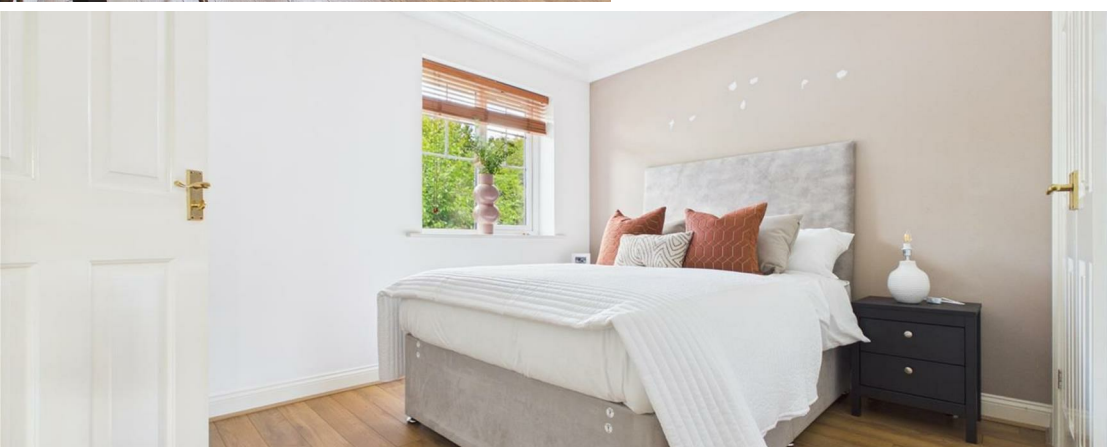
CHAIN FREE** Geoffrey Matthew Are Delighted To Be Able To offer For Sale This Middle Terrace Three Bedroom House, Situated In The Desirable Great Ashby Area Of Stevenage, Which Offers A Range Of Local Shops, Primary School And Numerous Woodland Walks & Park Space. Internally The Property Has Been Beautifully Maintained Throughout, Additionally The Current Owners Have Upgraded All the Windows And Doors In The Last Two Years, The Layout Of The Property Includes Lounge, Downstairs WC, Kitchen/Diner, Whilst The First Floor Benefits From Two Double Bedrooms And A Good Size Single, Modern Bathroom And En-Suite. Externally Offering A Private Rear Garden And A Garage With Drive. VIEWING IS HIGHLY RECOMMENDED!!!!





- THREE BEDROOM
MID TERRACE HOUSE
- GREAT ASHBY
LOCATION
- SMALL CUL-DE-SAC
OF FIVE HOUSES
- EXCELLENT
CONDITION
THROUGHOUT
- RENEWED BOILER
AND ALL WINDOWS
AND DOORS
REPLACED
- LOUNGE
- KITCHEN/DINER
- BATHROOM & EN-
SUITE
- GARAGE WITH
PARKING
- CHAIN FREE









ENTRANCE HALL

With access via a composite door, wood effect laminate flooring with inset coconut mat, coving to the ceiling and a door to the lounge.

DOWNSTAIRS WC

comprising of a close coupled WC, a wall hung float hand wash basin and chrome mixer tap, a chrome heated towel rail, tiled flooring, partly tiled walls, a UPVC Frosted double glazed window and inset lighting, fuse box.

LOUNGE

A generous size lounge with a UPVC to the front aspect, wood effect laminate flooring, an under stairs storage cupboard, coving to the ceiling, two double panelled radiators, media points and fitted smoke alarm.

KITCHEN

A good size kitchen/diner which is fitted with a good selection of wall and base units with work tops with an inset stainless steel sink and chrome mixer tap, spaces for a slimline dish washer, washing machine and fridge freezer, integral electric oven and an induction hob, boiler in matching wall unit, tiled splash, inset lighting, double panelled, wood effect laminate flooring UPVC double glazed window and French doors.

STAIRS TO FIRST FLOOR LANDING

again with wood effect laminate flooring, access to the loft space which fully board, insulated, ladder and light, smoke alarm, storage cupboard and coving to the ceiling.

BEDROOM ONE

A double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator, wood effect laminate flooring and built in wardrobes.

EN-SUITE

comprising of a built in shower cubicle with chrome fittings, hand wash basin and pedestal, close coupled WC, wood effect vinyl flooring, extractor fan partially tiled walls, frosted UPVC double, chrome heated towel rail, inset lighting.

BEDROOM TWO

Again a double bedroom with a UPVC double glazed to the rear aspect, wood effect laminate flooring, coving to the ceiling and a single panel radiator.

BEDROOM THREE

A good size single bedroom, with UPVC double glazed window to the front aspect, wood effect laminate flooring, coving to the ceiling and single panel radiator.

BATHROOM

comprising of a P-shaped bath with fitted glass shower screen, chrome mixer tap and shower attachment, a wall hung hand wash basin with chrome mixer tap, a close coupled WC, vinyl flooring, chrome heated towel rail, inset lighting and an extractor fan.

REAR GARDEN

A nice private rear garden with recently replaced fencing, a central lawn with attractive array of planted borders, small timber shed, composite decking, external tap and lighting.

GARAGE WITH DRIVE

situated opposite the house with an up and over door and drive to the front of the garage.





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Proposed		Current	Proposed
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

