



### 3 The Oundle | Stevenage | SG2 8JY

**Asking Price £325,000**

Three bedroom mid terraced family home situated in a quiet cul de sac location forming part of the Broadwater estate. The ground floors offers a reception hall, lounge/diner and kitchen and on the first floor in addition to the bedrooms there is a shower room and separate WC. The property benefits from gas fired central heating, double glazing and fitted storage. Externally there is a low maintenance front garden and a Westerly facing rear garden with a number of storage sheds. An early viewing is highly recommended.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Entrance Door

uPVC replacement front door leading to:

### Entrance Hall

**12'3 x 9'11 (3.73m x 3.02m)**

Two uPVC double glazed windows with obscured glass to front. Engineered oak flooring. Large built-in cupboard containing gas fired wall mounted boiler. Radiator. Stairs to first floor landing. Doors off.

### Sitting Room

**17'11 x 11'5 (5.46m x 3.48m)**

Dual aspect with uPVC double glazed window to front and uPVC double glazed patio door to rear garden. Radiator. Brick-built feature fireplace with varnished wooden mantel.

### Kitchen

**12'1 x 9'7 (3.68m x 2.92m)**

uPVC double glazed window to rear with views over garden. Range of wall & base units incorporating drawers, wine rack and wood block work surfaces with single drainer sink unit with mixer taps. Integrated electric double oven with grill, induction hotplate with stainless steel backplate, washing machine. Tiling to splashback areas. Space for fridge/freezer. Extractor fan. Fluorescent strip lighting. Porcelain floor tiles. uPVC double glazed door to rear garden.

### First Floor Landing

Airing cupboard containing lagged cylinder, immersion and linen shelving. Doors to bedrooms and bathroom.

### Bedroom One

**11'5 x 10'0 (3.48m x 3.05m)**

uPVC double glazed window to front. Radiator. Built-in storage cupboard.

### Bedroom Two

**11'11 x 9'2 (3.63m x 2.79m)**

uPVC double glazed window to front. Radiator. Wood laminate floor covering. Bulk-head storage cupboard.

### Bedroom Three

**8'6 x 7'9 (2.59m x 2.36m)**

uPVC double glazed window to rear. Radiator. Built-in storage cupboard.

### Bathroom

**5'11 x 5'9 (1.80m x 1.75m)**

uPVC double glazed window with obscured glass. Double length shower cubicle. Vanity unit with inset wash hand basin. Ladder style radiator. Ceramic floor tiles.

### Separate WC

**4'4 x 2'11 (1.32m x 0.89m)**

uPVC double glazed window with obscured glass. Low flush WC. Ceramic floor tiles.

### EXTERIOR

#### Front Garden

Mainly laid to shingle with attractive pampas grass. Stepping stone style slabs to front door.

#### West Facing Rear Garden

Good sized patio gives way to lawn. Range of en bloc storage sheds. Garden tap. Outside lighting. Vegetable plot.

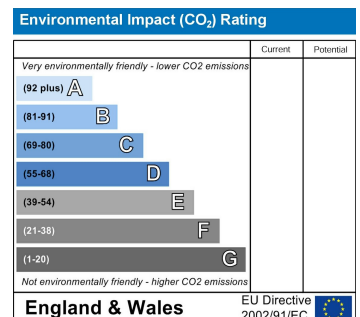
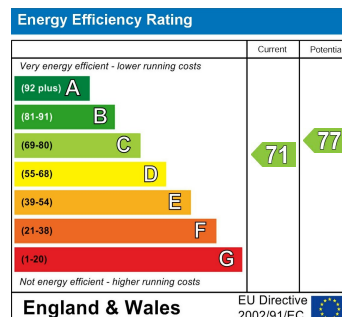
#### Communal Parking

There is adequate resident's off street parking close-by.

#### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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