



Verity Way, Stevenage, SG1 5PP

£325,000



3



1



2

Verity Way, Stevenage

Nestled in the sought-after area of Verity Way, Stevenage, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house features a convenient WC and a family bathroom, ensuring that daily routines are both practical and efficient. The heart of the home is complemented by a good size rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Situated within walking distance to local shops, residents will appreciate the ease of access to everyday amenities, making life just that little bit more convenient. Additionally, the property benefits from a garage en bloc, providing secure parking and extra storage space.

This delightful home in a popular area is not to be missed. It combines comfort, convenience, and potential, making it an ideal choice for those looking to settle in a vibrant community.







Entrance Hall:

Radiator, stairs to first floor and doors to:

Living Room:

16'6 x 9'8

UPVC double glazed window to front, radiator, fireplace and opening to:

Dining Room:

9'11 x 7'9

UPVC double glazed window to rear, radiator and opening to:

Kitchen:

11'2 x 9'11

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven and dishwasher, appliance space for fridge/freezer and UPVC double glazed window to rear.

WC:

Low level WC, wash hand basin with mixer tap and opaque UPVC double glazed window to rear.

Utility Room:

6'2 x 5'6

Appliance space for washing machine, dryer, doors to rear garden and:

Storage Room:

7'10 x 5'6

UPVC double glazed window to rear, power and light.



First Floor Landing:

Access to loft, cupboard and doors to:

Bedroom One:

14'11 x 9'8

UPVC double glazed window to front, cupboard and radiator.

Bedroom Two:

14'2 x 8'2

UPVC double glazed window to front and radiator.

Bedroom Three:

11'9 x 6'6

UPVC double glazed window to rear, cupboard and radiator.

Bathroom:

6'7 x 5'5

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, radiator and opaque UPVC double glazed window to rear.

Garden:

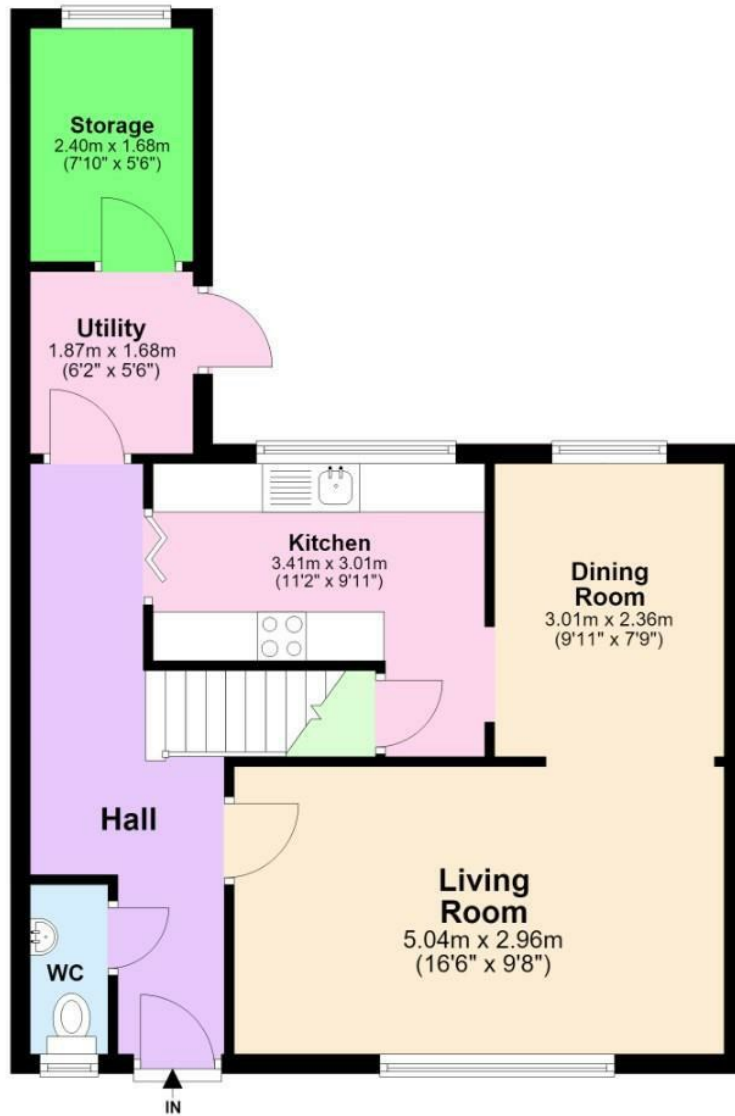
Paved patio seating area with steps leading to lawn and enclosed by panel fencing, outside light, two greenhouses and pedestrian gated rear access.

Garage En-Bloc

With up and over door.

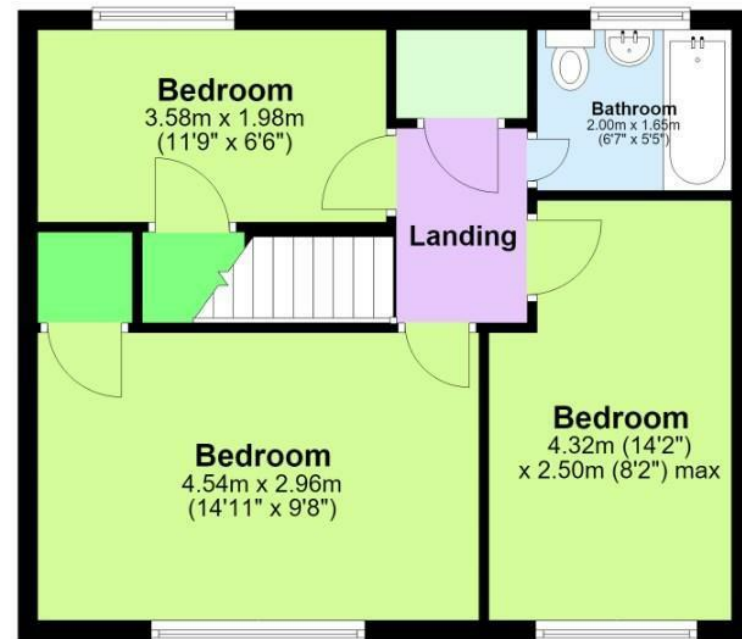
Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



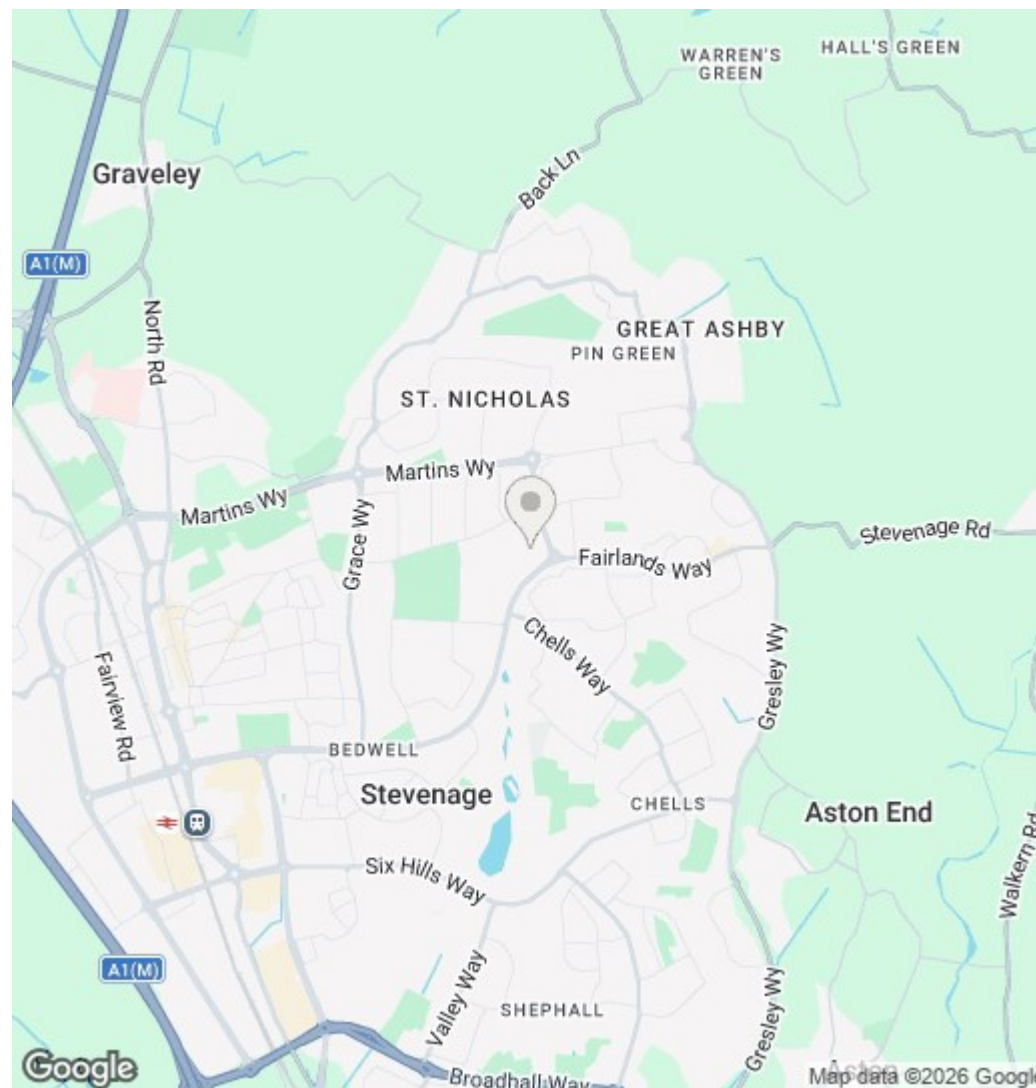
Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



mather
estates
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com