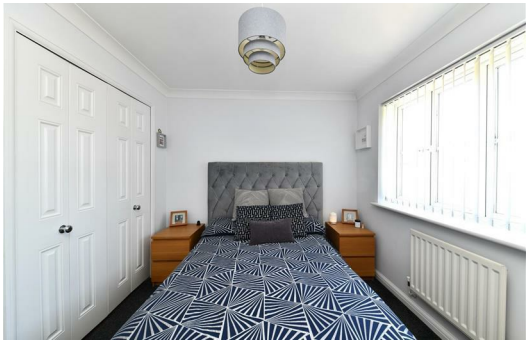
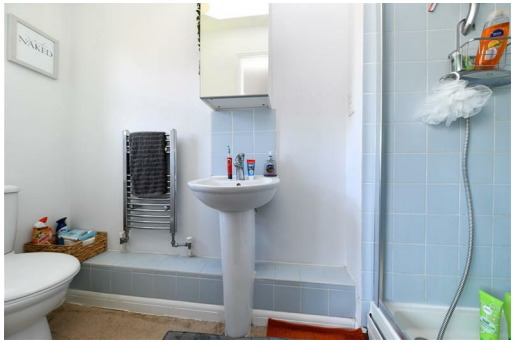




Grampian Place
Stevenage | SG1 6DR

AGENT HYBRID

40% Shared ownership £136,000

We are pleased to welcome to the market this well-presented, CHAIN FREE, Two Bedroom Semi-Detached Home, ideally located in the heart of Great Ashby. This sought-after location is just a short walk from The Neighbourhood Centre, offering a range of everyday amenities, a Community Centre, Nursery, and falls within the catchment area for the highly regarded Round Diamond Junior School. The accommodation briefly comprises a welcoming Entrance Hallway with access to a Downstairs WC, a Modern Kitchen, and a spacious Lounge/Diner with French doors opening onto the Rear Garden. Upstairs, the first floor offers two generous Double Bedrooms, both with fitted wardrobes. The Master Bedroom further benefits from a contemporary En-Suite Shower Room, and a stylish main Bathroom completes the floor. Externally, the property boasts a Private, West-Facing Rear Garden with a patio seating area, lawn, and gated side access. To the front, there is off-street Parking for two vehicles. Early viewing is highly recommended to fully appreciate this ideal first-time purchase or investment opportunity.

DIMENSIONS

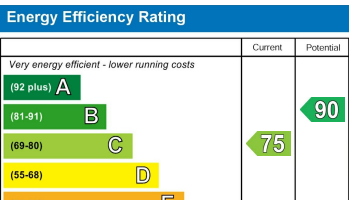
Entrance Hallway
Downstairs WC
Kitchen 10'8 x 6'0
Lounge/Diner 14'9 x 13'2
Bedroom 1: 9'8 x 9'3
En-Suite
Bedroom 2: 13'3 x 8'2 (into robes)
Bathroom

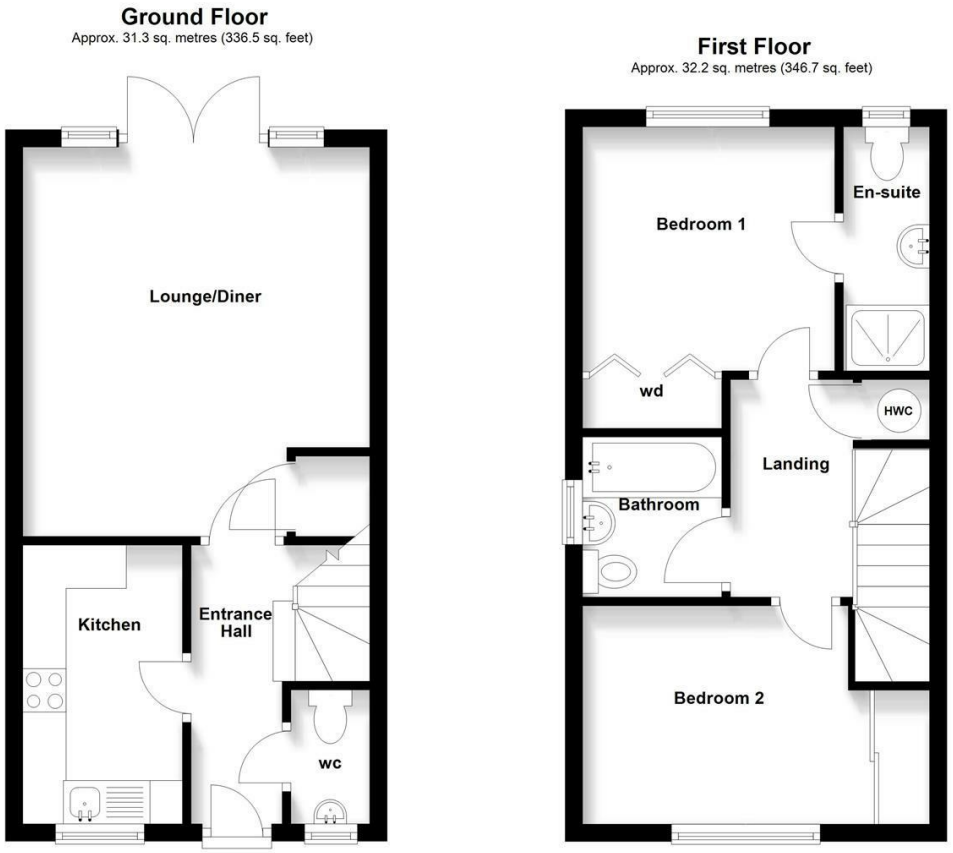
N.B

Full market value = £340,000
Rent portion = Approx. £646.20 pcm.
Building insurance = Approx. £24.66 pcm.
Service charge = Approx. £2.08 pcm.
management fee - £2.08pcm.
79 years remaining on the lease, the owner is extending this by 50 years, at the owners cost
100% available to purchase.

Housing Association

- Homegroup





Total area: approx. 63.5 sq. metres (683.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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AGENT HYBRID