



Morecambe Close, Stevenage, SG1 2AZ

£285,000



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## Morecambe Close, Stevenage

Nestled in the sought-after area of Morecambe Close, Stevenage, this modern terraced house presents an excellent opportunity for both first-time buyers, investors and those looking to downsize. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting living room offers a comfortable space for relaxation and entertaining, while the well-appointed bathroom ensures convenience for daily living.

One of the standout features of this home is its allocated parking space, providing ease and security for your vehicle. The property is chain-free, allowing for a smooth and efficient purchase process.

The garden is a delightful addition, well presented and perfect for enjoying the outdoors, whether for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Situated within walking distance to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, enhancing the overall appeal of this lovely home.







**Entrance Hall:**

Stairs to first floor, opening and doors to:

**Living Room:**

12'7 x 12'2

Sliding doors opening to rear garden, storage heater and under stairs cupboard.

**Kitchen:**

8' x 5'6

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating stainless steel sink with mixer tap and drainer, built in oven, four ring electric hob with extractor fan over, appliance space for fridge/freezer and washing machine, UPVC double glazed window to side.

**First Floor Landing:**

With doors to:

**Bedroom One:**

12'2 x 9'3

UPVC double glazed window to rear and storage heaters.

**Bedroom Two:**

8'9 x 6'5

UPVC double glazed window to front, storage heater and cupboards.

**Bathroom:**

6'2 x 5'4

Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout.



**Garden:**

Paved patio seating area with path leading to lawn and enclosed by panel fencing, pedestrian gated rear access.

**Parking:**

Allocated parking for one car with further visitor bays.

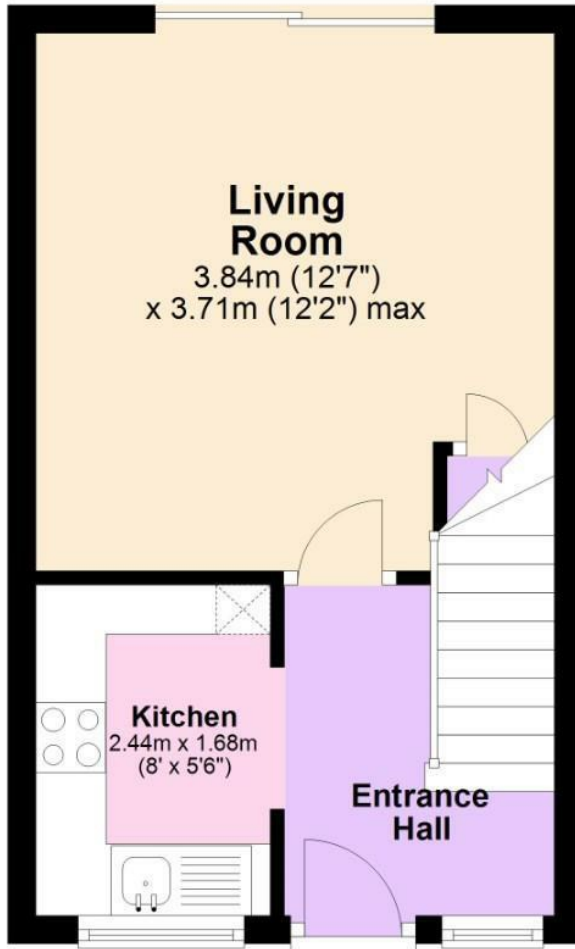
**Tenure:**

Freehold.

Service Charge for 2026 was £262.72

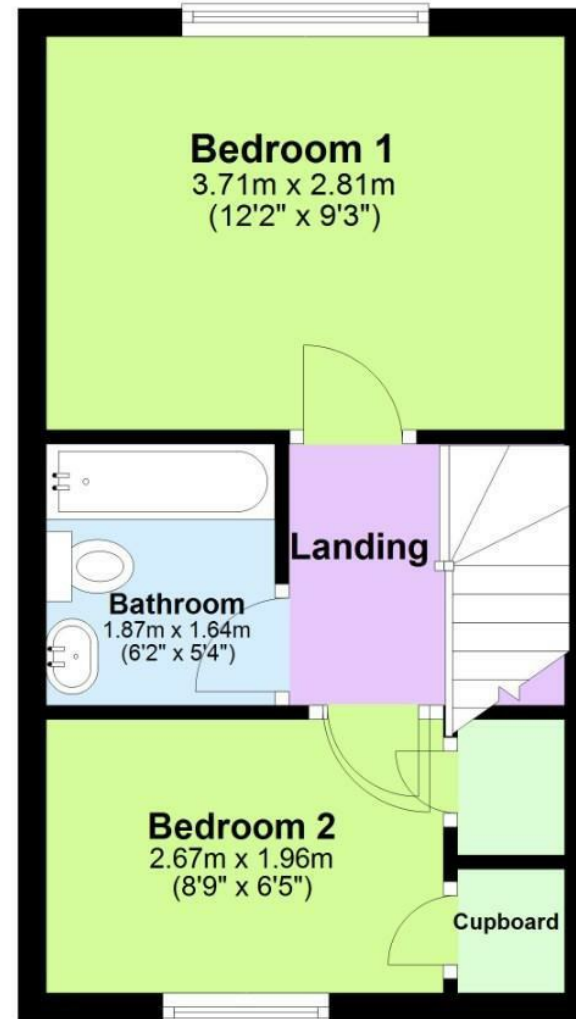
## Ground Floor

Approx. 22.1 sq. metres (237.8 sq. feet)



## First Floor

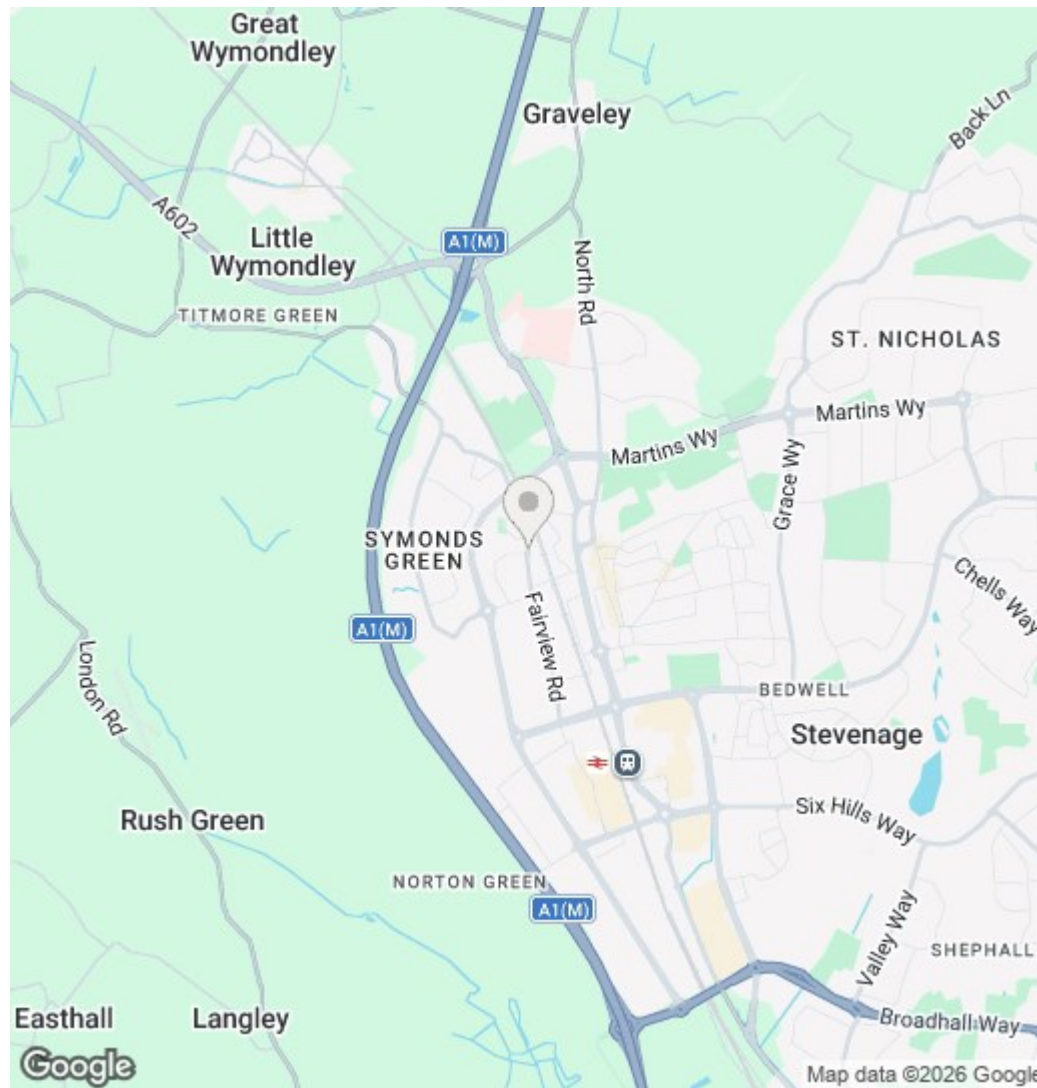
Approx. 24.1 sq. metres (259.9 sq. feet)



Total area: approx. 46.2 sq. metres (497.7 sq. feet)

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

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



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.

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