



10 Merrick Close, Stevenage, Hertfordshire, SG1 6GH

- CHAIN FREE
- FREEHOLD COACH HOUSE
- ZERO SERVICE CHARGE AND ZERO GROUND RENT
- GARAGE WITH POTENTIAL TO CONVERT INTO THIRD BEDROOM OR RECEPTION ROOM (STPP)
- PRIVATE PARKING TO FRONT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN LIVING AREA
- CONVENIENT LOCATION BEING CLOSE TO AMENITIES AND RENOWNED SCHOOLING
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- IDEAL INVESTMENT OR FIRST TIME BUY



PROPERTY DESCRIPTION

****CHAIN FREE FREEHOLD COACH HOUSE WITH GARAGE AND PARKING**** A Unique opportunity has arisen to purchase this **TWO DOUBLE BEDROOM** property enjoying a pleasant yet convenient CUL-De-SAC location within Great Ashby, just a short walk from the local parade of shops, supermarket and well regarded Primary School. This deceptively spacious property has been well maintained and has the option to convert the garage area into a third bedroom with En-Suite or additional room (subject to the usual planning consents). The main apartment features a fantastic open-plan main living area, modern kitchen, two double bedrooms and a refitted family shower room. Further practical benefits include gas central heating and UPVC double glazing. A must view alternative to other apartments with the biggest bonus **ZERO SERVICE CHARGE AND ZERO GROUND RENT**. The property is currently let and achieving £1150 pcm and the tenants would like to stay if an investor was to purchase the property.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE LOBBY

Lobby area providing space for hanging coats. Staircase to the first floor. (Space to knock through a doorway into the garage).

OPEN PLAN LIVING AREA

A delightful spacious room with the kitchen leading off. Window to the front elevation.

KITCHEN

A superb range of wall and base units offering ample storage. Integrated fridge/freezer, oven, four ring gas hob and extractor fan.

Freestanding washing machine. The splash backs are tiled and there is a window to the rear elevation for ventilation.

BEDROOM ONE

Window to the front elevation, large fitted wardrobe to remain.

BEDROOM TWO

A double room with window to the rear elevation.

BATHROOM

Three piece white suite comprising panel bath with shower over, pedestal sink and low level w/c. The walls are fully tiled and there is a shaving point. Window and extractor for ventilation and for comfort there is a radiator.

GARAGE

Up and over door, power and lighting. There is an additional store cupboard which houses the boiler. The garage could be converted into a habitable room with En-Suite (subject to the usual planning consents).

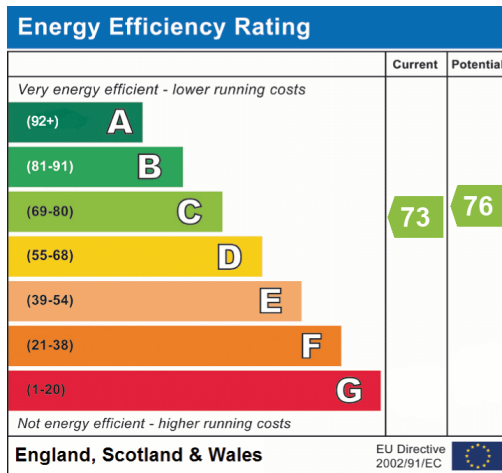
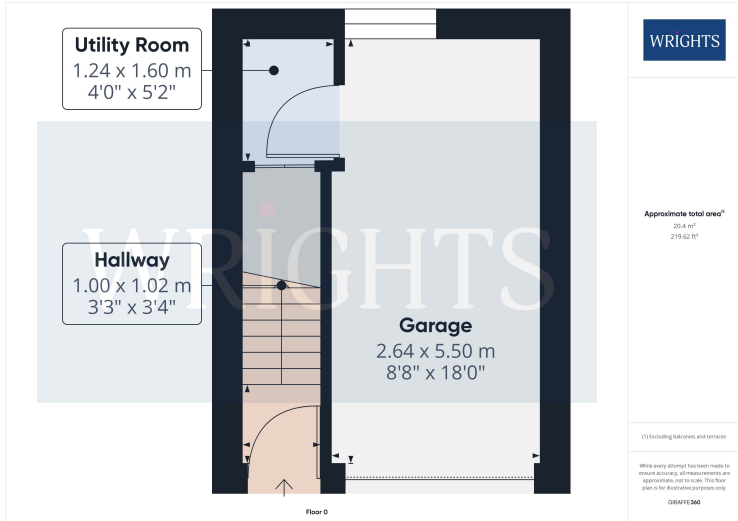
PARKING ARRANGEMENTS

Allocated parking bay in front of the garage. The street offers unrestricted parking.

Great Ashby

Merrick Close is on the edge of Great Ashby offering excellent rural walks across countryside towards Weston and Graveley, this particular property has rural views over countryside. The Great Ashby shops are within walking distance and the Ofstead Outstanding Round Diamond Primary school is also close by.





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