



## Fairfield Way, Stevenage, Hertfordshire. SG1 6BG

- AVAILABLE JULY 2025
- UNFURNISHED BASIS
- PARKING FOR TWO CARS
- TWO BEDROOMS
- EN- SUITE SHOWER ROOM
- INTEGRATED APPLIANCES
- BUILT IN WARDROBES
- REAR GARDEN
- CLOSE TO AMENITIES
- CLOSE TO OUTSTANDING PRIMARY SCHOOL





## PROPERTY DESCRIPTION

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Available jULY 2025; is this unfurnished modern two bedroom house in Great Ashby. The property comprises; Lounge, kitchen, two bedrooms, each accommodating built in wardrobes, one with an en-suite shower room and family bathroom. To the front is a driveway with parking for two cars and enclosed garden to the rear.

Fairfield Way is located in Great Ashby and close to the following amenities:

Budgens Convenience store 0.2 miles

Great Ashby Vets 0.2 miles

Round Diamond Primary School 0.3 miles (Outstanding - Ofsted)

Canterbury Way Doctors Surgery 0.7 miles

Nobel Secondary School 1.2 miles

Lister Hospital 2.0 miles

Junction 8 A1m 2.3 miles

Stevenage Town Centre 2.3 miles

Stevenage Train Station 2.6 miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door to lounge, stairs to the first floor. Radiator.

#### LOUNGE

4.47m x 3.15m (15' 1" x 10' 8")

A good size lounge with window to the front aspect. Door to the kitchen. Radiator. Electric Fire with surround.

#### KITCHEN

4.06m x 2.62m (13' 4" x 8' 7")

Fitted kitchen comprising a range of wall and base units and integrated appliances including: fridge/freezer, washing machine, dishwasher, double oven, gas hob with extractor over. Radiator. Sliding patio doors to rear garden. Space for dining table. Large storage cupboard.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard. Access to the loft via a hatch.

#### BEDROOM ONE

3.54m x 2.59m (11' 7" x 8' 6")

Double bedroom with window to the front aspect. Built in wardrobe, access to the en-suite shower room. Radiator.

#### EN-SUITE SHOWER ROOM

1.6m x 1.5m (5' 3" x 4' 11")

Fully tiled shower room with single shower enclosure, wash hand basin and w/c. Window to the front aspect. Radiator.

### BEDROOM TWO

2.23m x 3.06m (7' 4" x 10' 0")

Single bedroom with built in wardrobe, window to the rear aspect. Radiator.

### BATHROOM

1.92m x 1.82m (6' 4" x 6' 0")

Fully tiled bathroom comprising side panel bath, wash hand basin and w/c. Window to the rear aspect. Radiator.

### EXTERIOR

#### DRIVEWAY

Parking for two cars can be found to the front of the property.

#### REAR GARDEN

Laid to lawn with path leading to shed. Patio area.

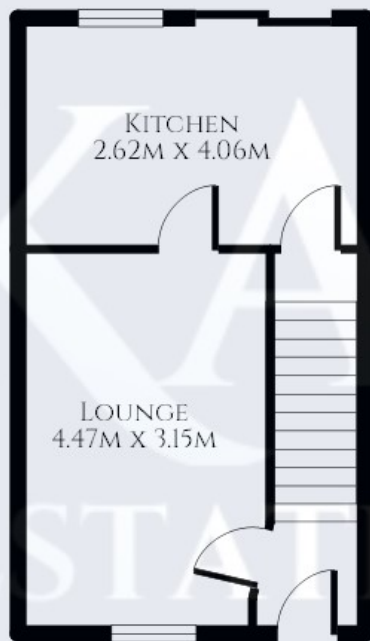
### AGENTS NOTES

This property is available from July on an unfurnished basis with integrated appliances. The monthly rent is £1525. A holding deposit of £351.92 to secure the property is required when the rental is agreed. A total of five weeks deposit of £1759.60 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost). To pass referencing you will need to earn over £45,750.

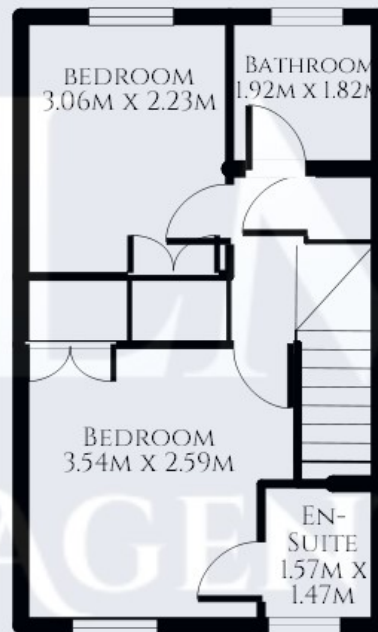


# FLOORPLAN & EPC

**KALM**  
-ESTATE AGENTS-



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Stevenage  
29, Shephall Green, Stevenage, SG2 9XS  
01438 572020  
linzi.davis@kalmestateagents.co.uk