



Broad Oak Way, Stevenage, Hertfordshire. SG2 8RA

- AVAILABLE 17TH OCTOBER
- FURNISHED OR UNFURNISHED
- PETS CONSIDERED
- THREE BEDROOMS
- UTILITY ROOM
- DRIVEWAY FOR MULTIPLE CARS
- FOUR PIECE BATHROOM SUITE
- GOOD SIZE REAR GARDEN
- CLOSE TO A1M AND A602
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

This fantastic three bedroom house in Broad Oak Way, Broadwater, Stevenage is available from 17th October 2023 on a unfurnished or part furnished basis. The property comprises; lounge, kitchen, utility room, three bedrooms and four piece bathroom.

Broad Oak Way is located in South Stevenage within Broadwater and is close to the following amenities:

Roebuck Primary School 0.1 miles

ST. Margrets Clitherow Primary School 0.2 miles

Roebuck Doctors Surgery 0.2 miles

Barnwell Secondary School 0.6 miles

A1m Junction 7 0.6 miles

Local Shops 0.7 miles

Stevenage Train Station 1.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge and utility room, opening to kitchen. Stairs to first floor with storage space underneath. Radiator.

KITCHEN

2.83m x 2.4m (9' 3" x 7' 10")

Fitted kitchen comprising; range of base units, integrated dishwasher, washing machine and fridge. Oven, gas hob with extractor over. Window to the front aspect.

LOUNGE

5.75m x 4.29m (18' 10" x 14' 1")

'L' Shaped lounge with French doors leading to the rear garden. Radiator.

UTILITY ROOM

1.6m x 3.02m (5' 3" x 9' 11")

Door leading to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

4.23m x 3m (13' 11" x 9' 10")

Double bedroom with two windows to the rear aspect. Radiator. Downlighting.

BEDROOM TWO

3.17m x 3.01m (10' 5" x 9' 11")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

2.63m x 2.43m (8' 8" x 8' 0")

Single bedroom with window to the front aspect. Radiator.

BATHROOM

2.34m x 2.94m (7' 8" x 9' 8") MAX

Four piece bathroom comprising side panel bath, shower enclosure, wash hand basin and w/c. Window to the front aspect. Downlighting.

EXTERIOR

FRONT GARDEN

Driveway with lawn area.

REAR GARDEN

Fully enclosed rear garden with lawn area.

AGENTS NOTES

This property is available from 17th October 2023 on an unfurnished or part furnished basis.

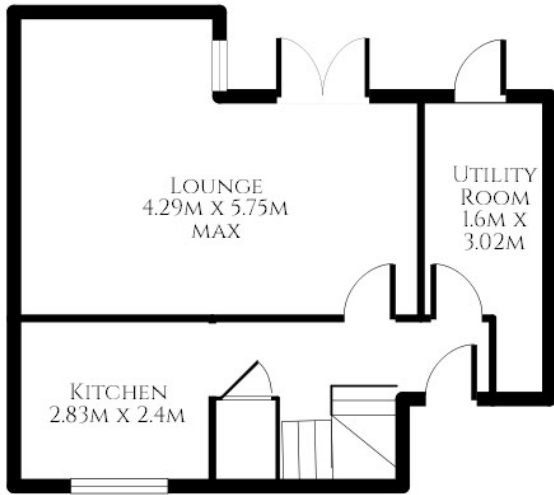
The monthly rent is £1550

A holding deposit of £357.69 to secure the property is required when the rental is agreed.

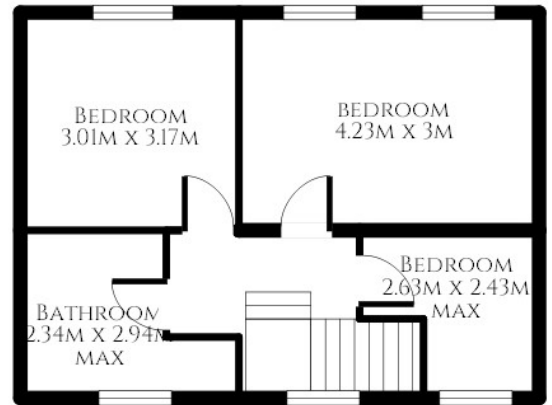
A total of five weeks deposit of £1788.45 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost) To pass referencing you will need to earn over £46,500.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
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