



Southwark Close, Stevenage, Hertfordshire. SG1 4PG

- AVAILABLE NOW
- UNFURNISHED BASIS
- THREE BEDROOMS
- LOW MAINTENANCE FRONT AND BACK GARDENS
- SEPERATE DINING ROOM
- COMBINATION BOILER
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

Available now on an unfurnished basis is this three bedroom mid terrace house in Southwark Close. The property comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms, bathroom, front and back gardens.

Southwark Close is conveniently located in the North of Stevenage and is close to the following amenities:

Local Shops 0.2 miles

St. Nicholas Park 0.2 miles

The Leys Primary school 0.3 miles

Canterbury Way Doctors Surgery 0.3 miles

Giles Infant and Nursey School 0.4 miles

Lister Hospital 1.7 miles

Stevenage Town Centre 1.8 miles

A1m Junction 8 1.9 miles

Stevenage Train Station 2.1 miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

1.86m x 3.77m (6' 1" x 12' 4")

A good space for coats and shoes, open to the lounge.

LOUNGE

5.14m x 3.71m (16' 10" x 12' 2")

A large room with window to the front aspect, tiled floor and radiator. Stairs to the first floor. Opening to the dining room.

DINING ROOM

2.62m x 3.78m (8' 7" x 12' 5")

Space for dining table, tiled floor, sliding doors to rear garden. Opening to the kitchen. Radiator.

KITCHEN

2.22m x 4.11m (7' 3" x 13' 6")

Range of wall and base units with work surface over. Door to the rear garden. Wall mounted combination boiler.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard.

BEDROOM ONE

3.12m x 4.20m (10' 3" x 13' 9")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

2.75m x 3.70m (9' 0" x 12' 2")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

1.95m x 3.29m (6' 5" x 10' 10")

Single bedroom with window to the rear aspect. Radiator.

BATHROOM

2.32m x 1.68m (7' 7" x 5' 6")

Partially tiled bathroom comprising; side panel bath with shower over and glass shower screen, wash hand basin and w/c. Window to the front aspect.

EXTERIOR

FRONT GARDEN

Low maintenance front garden with patio.

REAR GARDEN

Fully enclosed rear garden with artificial lawn and decking area.

AGENTS NOTES

This property is available now; on an unfurnished basis.

The monthly rent is £1695pcm.

A holding deposit of £391.15 to secure the property is required when the rental is agreed.

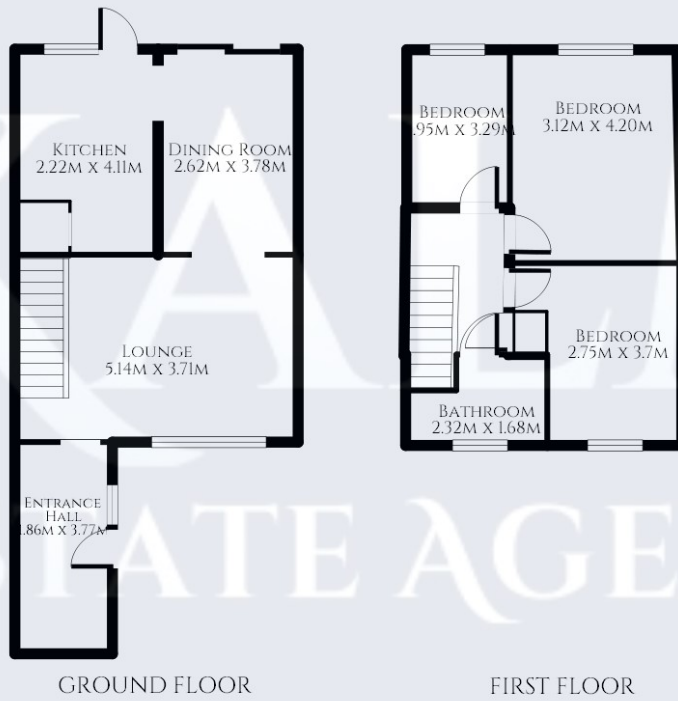
A total of five weeks deposit of £1955.75 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £50.850 per year between applicants.

If a guarantor is required, one single guarantor will need to earn £61,020 per year.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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