



Colwyn Close, Stevenage, Hertfordshire. SG1 2AT

- AVAILABLE 1ST FEBRUARY
- UNFURNISHED
- MODERN
- TWO BEDROOMS
- TERRACED HOUSE
- OLD TOWN LOCATION
- GARAGE
- ALLOCATED PARKING
- WALKING DISTANCE TO TRAIN STATION
- FITTED KITCHEN



PROPERTY DESCRIPTION

AVAILABLE NOW, A well presented, unfurnished two bedroom terraced house situated in the popular location of Stevenage Old town; within walking distance to Stevenage Train Station, Lister Hospital and a array of bars, restaurants and cafes located between Stevenage Old and New Town.

The property comprises; Allocated Parking, living Room, kitchen, two good size bedrooms, family bathroom and a private garden with access into the garage.

Colwyn Close is very well located and benefits from the following Amenities:

Tesco Express 0.3 Miles

Sainsburys Supermarket 0.7 Miles

A1m Junction 8 0.9 Miles

Symonds Green Health Centre 0.3 Miles

Lister Hospital 0.7 Miles

Thomas Alleyne Secondary School 0.4 Miles

Woolenwick Primary School 0.4 Miles

Stevenage Train Station 1.0 Miles

Stevenage bus station 1.0 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Stairs to the first floor, door to the lounge and an opening into the kitchen. Radiator. Double glazed window to the front aspect.

KITCHEN

2.45m x 1.76m (8' 0" x 5' 9")

Fitted Kitchen with a range of wall and base units. Washing machine, Free standing cooker and fridge/freezer. Double glazed window to the front aspect.

LIVING ROOM

4.41m x 3.75m (14' 6" x 12' 4")

A good size living room with patio doors leading out the the garden. Radiator.

FIRST FLOOR

Landing

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

BEDROOM ONE

3.75m x 2.79m (12' 4" x 9' 2")

Double bedroom with double glazed window to the rear. Radiator.

BEDROOM TWO

3.75m x 2.10m (12' 4" x 6' 11") MAX

Smaller double bedroom with double glazed window to the front. Radiator.

BATHROOM

1.99m x 1.71m (6' 6" x 5' 7")

Fitted bathroom comprising; side panel bath, wash hand basin and w/c with tiling to splash areas.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with a hedge border. Path leading to the front door.

REAR GARDEN

Patio area leading to lawn area. Access to Garage.

GARAGE

Brick built garage with pitched roof, accessible from the rear of the property

ALLOCATED PARKING SPACE

One parking space allocated to the side of the property

AGENTS NOTES

This property is available now on an unfurnished basis.

The monthly rent is £1350.

A holding deposit of £311.53 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £1557.65 will need to 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 £40,500



GROUND FLOOR

FIRST FLOOR



WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.
(C) VISUAL FLOOR PLANNER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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