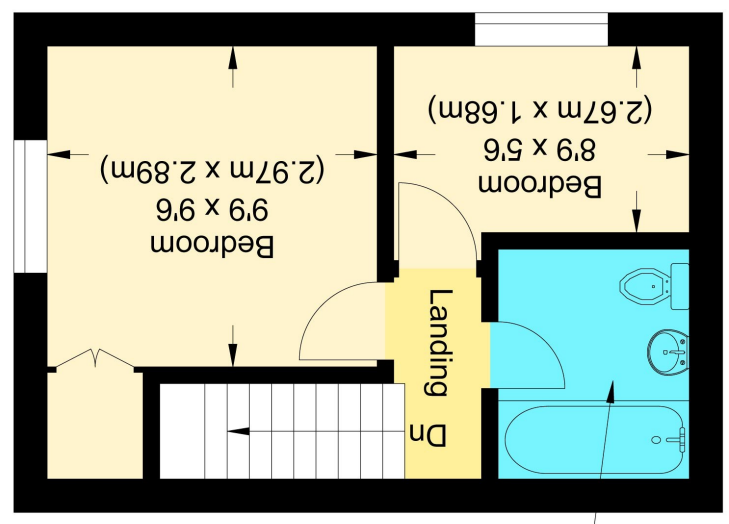


Approximate Gross Internal Floor Area : 48.30 sq m / 519.89 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Wheatlands

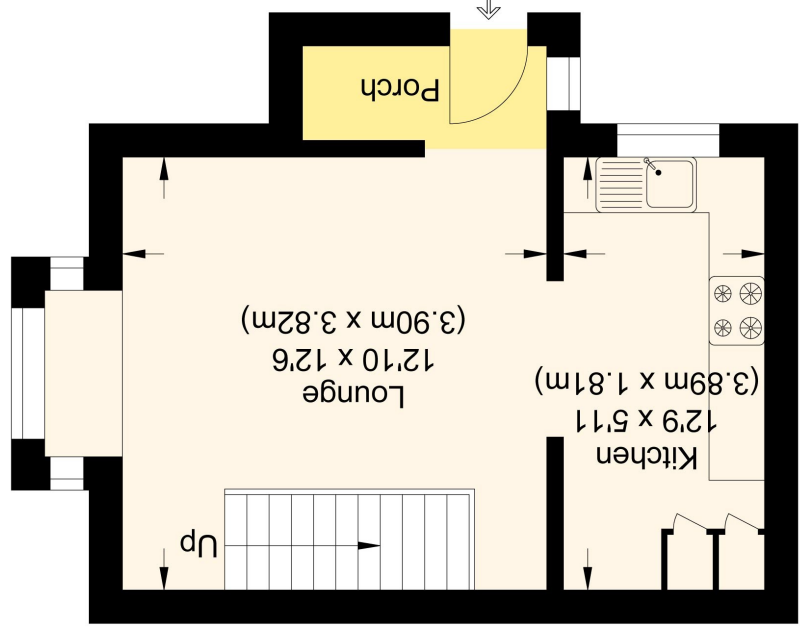


First Floor



Bathroom
 7'1 x 5'8
 (2.15m x 1.72m)

Ground Floor



Energy Efficiency Rating	Current	Potential
A	(92-100)	(81-91)
B	(81-91)	(69-80)
C	(69-80)	(55-68)
D	(55-68)	(39-54)
E	(39-54)	(21-38)
F	(21-38)	(1-20)
G	(1-20)	

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England, Scotland & Wales
 EU Directive 2002/91/EC



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Description

Accommodation comprises of spacious lounge/diner, a modern fitted kitchen with built in oven and gas hob benefiting from tiled flooring and under cabinet lighting. Upstairs there are two bedrooms , one double and one single. There is also a modern fitted bathroom comprising of enclosed bath with shower and screen, wash basin and W/C.



Outside there is allocated parking and a small enclosed front garden providing a secluded place to enjoy.



Internal viewing a must!

Council Tax band C

