



32 Mendip Way, Stevenage, Hertfordshire SG1 6GE

Offers in Excess of £400,000 - Freehold



Property Summary

INVESTMENT OPPORTUNITYCHAIN FREE*** Wrights are delighted to offer to market this fabulous Five Bedroom, Five Bathroom, Mid Terraced House of Multiple Occupancy. This would be an ideal addition to any investment portfolio and viewing comes Highly Recommended.

Located in the popular area of Great Ashby, Stevenage, this property comprises of five double bedrooms four of which benefit from En-suite shower rooms, a communal bathroom, a spacious kitchen/breakfast room, a well proportioned garden to the rear with designated parking nearby. The rental income when fully occupied is £3,450 per calendar month.

Features

- INVESTMENT OPPORTUNITY
- HOUSE OF MULTIPLE OCCUPANCY
- FIVE BEDROOM
- FOUR EN-SUITE BATHROOMS
- FITTED KITCHEN
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- SOUGHT AFTER GREAT ASHBY LOCATION
- POTENTIAL RENTAL INCOME £3,450 PCM

Room Descriptions

GROUND FLOOR

HALLWAY

1.753m x 4.669m (5' 9" x 15' 4") Laminate flooring with large under stair cupboard that houses the washing machine and tumble dryer.

KITCHEN / BREAKFAST ROOM

3.360m x 4.527m (11' 0" x 14' 10") Matching base and wall units, double doors leading out to the garden. Breakfast bar with additional seating. Fitted items include an electric oven, gas hob and dishwasher.

BEDROOM 5

2.698m x 3.239m (8' 10" x 10' 8") Double bedroom located to the front aspect. Carpet flooring, gas radiator with UPVC window. Doorway leading to;

EN-SUITE SHOWER ROOM

1.070m x 2.325m (3' 6" x 7' 8") Fully tiled three piece suite comprising of a shower, pedestal hand wash basin and W/C.

FIRST FLOOR

LANDING

1.763m x 3.936m (5' 9" x 12' 11") Carpet flooring with gas radiator and UPVC window.

BEDROOM TWO

2.695m x 3.218m (8' 10" x 10' 7") Double bedroom with carpet flooring, gas radiator and UPVC window. Doorway leading to;

EN-SUITE SHOWER ROOM

0.804m x 2.489m (2' 8" x 8' 2") Fully tiled with shower cubicle, hand wash basin and W/C.

BEDROOM THREE

3.873m x 4.546m (12' 8" x 14' 11") Double Bedroom with carpet flooring, gas radiator and UPVC window. Doorway leading to;

EN-SUITE SHOWER ROOM

0.805m x 2.450m (2' 8" x 8' 0") Fully tiled with shower cubicle, hand wash basin and W/C.

SECOND FLOOR

LANDING

0.976m x 1.611m (3' 2" x 5' 3")

BEDROOM ONE

4.038m x 4.559m (13' 3" x 14' 11") (to max dimensions) Large L-shaped double bedroom with built in wardrobes. Carpet flooring, gas radiator with UPVC window. Doorway leading to;

EN-SUITE SHOWER ROOM

1.563m x 1.644m (5' 2" x 5' 5") Tiled with corner shower unit, hand wash basin and W/C.

BEDROOM FOUR

2.747m x 3.528m (9' 0" x 11' 7") Double bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC window to front aspect.

COMMUNAL BATHROOM

1.686m x 2.217m (5' 6" x 7' 3") Fully tiled with large corner shower unit, hand wash basin and W/C.

EXTERIOR

GARDEN

Fenced borders with gated access to the rear. There is a patio area adjacent to the property and is laid mainly to lawn.

PARKING

The property has access to a garage and parking space located close to the property.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

Potential rental income of - £3,450 pcm (currently achieving £2,760 as one room currently vacant)

Electrical Safety Certificate (5yr EICR)

Gas Safety Certificate

(all information has been provided to us and should be verified by your legal representative).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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	