

Monks View
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Buyers are advised to take their own measurements.
Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas.
ommission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error.

Total area: approx. 90.4 sq. metres (973.5 sq. feet)

Ground Floor
Garden (14.85m x 6.95m)
Living Room (4.30m x 3.56m)
Kitchen/Diner (3.47m x 3.17m)
Utility
Store
Hall

First Floor
Bedroom (3.10m x 3.58m)
Bedroom (4.34m x 4.62m)
Bathroom
Landing
Store

Outbuilding
Workshop (3.56m x 2.59m)

Energy Efficiency Rating

Current	Potential
73	80

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

Very energy efficient - lower running costs
A (82+)
B (81-81)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)

Not energy efficient - higher running costs



Description

A beautifully presented two double bedroom property situated in the sought after Monkswood area of Stevenage. Modern fitted kitchen-diner, modern bathroom, situated on a generous size plot.



Accommodation comprises of spacious entrance hall, a fabulous kitchen/diner which has been re-fitted to include wood flooring, induction hob, dishwasher and electric oven, there are doors leading onto the garden.

In addition to this there is a generous size lounge which also has wood flooring, feature fireplace and door leading onto the rear garden. Other benefits include a large store room which has plumbing for a washing machine.



Upstairs are two generous size double bedrooms and the main family bathroom.

The bathroom has also been re-fitted and comprises of enclosed bath with shower, wash basin with incorporated units and W/C.

Outside to the rear there is a large garden which has been tastefully landscaped and has been laid to artificial lawn.



There is a large timber shed with power and light.

This is a very well presented home that has been modernised throughout and would be a great first time purchase!!!

