

FOR SALE

£230,000 Freehold



Wheatlands, Stevenage, Hertfordshire. SG2 0JT

- CHAIN FREE
- ONE BEDROOM HOUSE
- FREEHOLD
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN / LIVING ROOM
- OVERLOOKING GREEN
- COMBINATION BOILER
- CLOSE TO AMENITIES
- SOUTH FACING GARDEN/ASPECT



PROPERTY DESCRIPTION

****GUIDE PRICE £230,000 - £240,000****

This one bedroom cluster house in Chells, Manor, Stevenage is being sold chain free and would be perfect for a first time buyer or investment. The property overlooks a green space and comprises; entrance hallway, open plan living area/kitchen, bedroom, bathroom and lots of storage. Outside benefits from a parking space and a south facing garden.

Wheatlands is a quiet cul-de-sac within the Chells Manor area of Stevenage, being located to good bus and road links, the property is also close to the following amenities:

Nobel Secondary School 0.2 Miles

Local Shops 0.3 Miles

Lodge Farm Primary School 0.3 Miles

Manor House Doctors surgery 0.3 Miles

Stevenage Town Centre 1.8 Miles

Stevenage Train Station 1.9 Miles

A1m 2.4 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to the bedroom and bathroom. Three storage cupboards. Stairs to the first floor.

BEDROOM

3.6m x 2.7m (11' 10" x 8' 10")

Double bedroom with storage cupboard.

Window to the side aspect. Radiator.

BATHROOM

1.8m x 1.7m (5' 11" x 5' 7")

Side panel bath with mixer tap and hand attachment, wash hand basin and w/c. Heated towel radiator. Window to the side aspect.

FIRST FLOOR

LOUNGE/DINER

3.6m x 5.37m (11' 10" x 17' 7")

A great open plan space opening to the kitchen, two Velux windows to the side aspect. Radiator.

KITCHEN

2.08m x 2.21m (6' 10" x 7' 3")

Fitted kitchen with a range of wall and base units with worksurface over. Space for free standing cooker, washing machine and fridge/freezer. Window to the front aspect. Wall mount combination boiler.

EXTERIOR

GARDEN

To the side, is a laid to lawn, south facing garden.

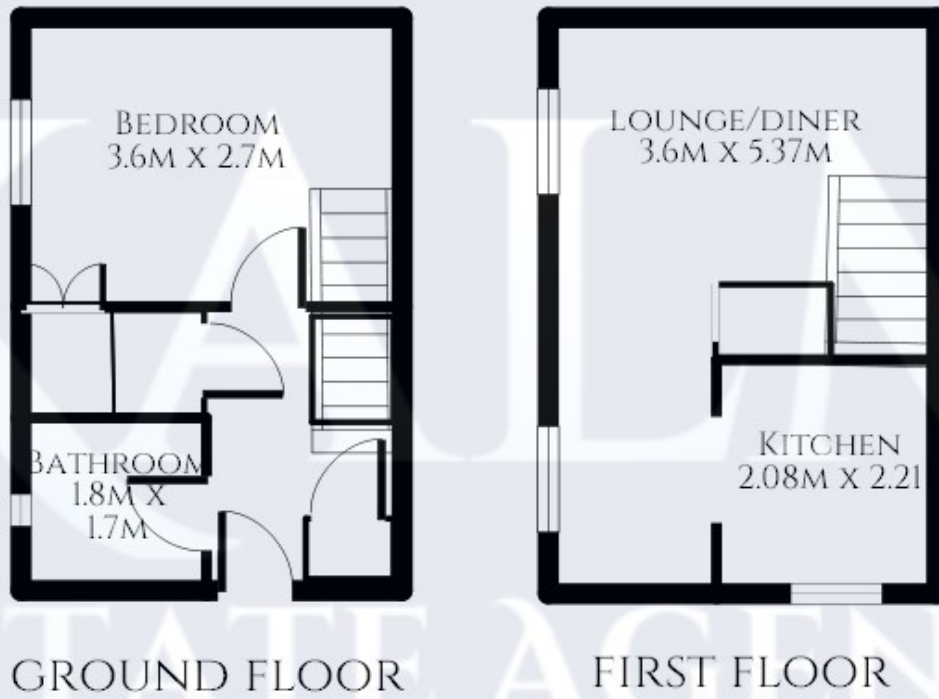
ALLOCATED SPACE

One allocated parking space can be found at the front. Visitor spaces are also present.




FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



TOTAL AREA: 40SQM
(430SQ.FT)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	70	
(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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