



Energy Efficiency Rating	
Current	Potential
87	71

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

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

A (82+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)



96 Ely Close, Stevenage, Hertfordshire SG1 4NR

£325,000 Freehold

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Description



A very well presented, light and spacious three bedroom family home situated in North East Stevenage, giving easy access within 10 minutes' walk to scenic open fields.

This much loved home has been updated and cared for by its current owners and has a fully refitted kitchen and bathroom. Other benefits include downstairs cloakroom/WC and utility room and generous sized rooms throughout. Ideal for first time buyers and young expanding families.

The accommodation comprises of entrance hall, downstairs cloakroom and separate utility room. The spacious lounge enjoys views to the front and is open plan to the dining area, which overlooks the rear garden.



The kitchen has been modernised and is fully integrated, with plentiful cupboard space. French doors lead onto the rear garden.

Upstairs are three well proportioned bedrooms and the main family bathroom.

The bathroom comprises of enclosed bath with shower, wash basin and W/C.

The property also benefits from a part-boarded loft.



Outside to the front is pedestrianised with green space, ideal as a play area. To the rear is a well kept and landscaped, south facing garden with gate to footpath.

Council Tax band C

