

FOR SALE

£325,000 Freehold



Broadwater Crescent, Stevenage, Hertfordshire. SG2 8ES

- REFURBISHED
- THREE BEDROOMS
- FAMILY HOME
- COMBINATION BOILER
- GOOD SIZE GARDEN
- AMPLE COMMUNAL PARKING
- CLOSE TO SHEPHALBURY PARK
- CLOSE TO A1M AND A602
- NEWLY FITTED BATHROOM
- NEWLY FITTED KITCHEN



PROPERTY DESCRIPTION

This recently refurbished, three bedroom family home has been beautifully finished and is ready to move straight in. It is well located in Broadwater, Stevenage and is close to local primary and secondary schools, shops and parks with fantastic links to A602 and A1m, Junction 7.

The property has been finished to a modern standard throughout and comprises; Lounge/diner, good size kitchen, three good size rooms, family bathroom and a good size rear garden. To the front of the property is ample off street parking.

With plenty of amenities close by:

Shephalbury Park 0.1 Miles

CO-OP 0.2 Miles

Marymead Doctors surgery 0.2 Miles

Shephalbury park primary school 0.3 Miles

Longmeadow Primary School 0.3 Miles

Roebuck Primary School 0.5 Miles

St. Margaret's Clitherow Primary School 0.6 Miles

Barnwell Secondary 0.6 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors opening to living room and kitchen.
Stairs to the first floor.

LIVING ROOM

3.49m x 6.01m (11' 5" x 19' 9")
A good size room which oozes light with double glazed windows to the front and rear aspect.
Radiator.

KITCHEN

3.31m x 5.98m (10' 10" x 19' 7") MAX
A great size kitchen with enough room to fit a small table and chairs. A range of wall and base units with inset sink and fitted oven and hob. Double glazed window to the rear aspect.
Door to the rear garden. Door into a large storage area.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom.
Access to the loft via a hatch. (The combination boiler is located in the loft)

BEDROOM ONE

3.54m x 3.14m (11' 7" x 10' 4")
Double bedroom with double glazed window to the front aspect. Storage cupboard and radiator.

BEDROOM TWO

4.12m x 2.78m (13' 6" x 9' 1")
Double bedroom with double glazed window to the rear aspect. Radiator.

BEDROOM THREE

1.91m x 3.22m (6' 3" x 10' 7")
Single bedroom with double glazed window to the front aspect. Radiator.

FAMILY BATHROOM

2.20m x 1.74m (7' 3" x 5' 9")
Fully tiled fitted bathroom comprising; side panel bath, wash hand basin, w/c and heated towel radiator. Double glazed window to the rear aspect.

EXTERIOR

FRONT GARDEN

A enclosed hedge border with lawn and path leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn with small patio area.

PARKING

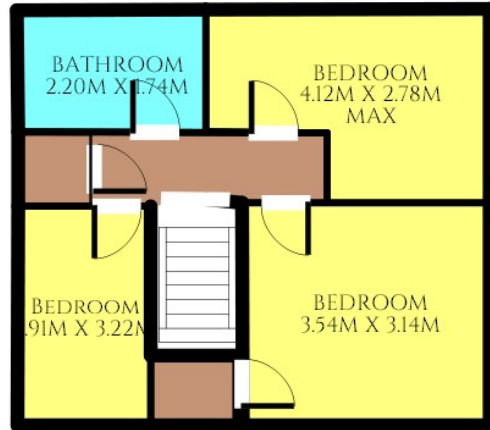
To the front of the property is a communal car parking area.




GROUND FLOOR



FIRST FLOOR



WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.
(C) VISUAL FLOOR PLANNER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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