



# Bedwell Crescent, Stevenage, Hertfordshire. SG1 1LU

- AVAILABLE 15TH MARCH
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DRIVEWAY
- KITCHEN/DINER
- DOWN STAIRS CLOAKROOM
- GOOD STORAGE
- CLOSE TO STEVENAGE TOWN CENTRE AND TRAIN STATION
- WHITE GOODS INCLUDED
- UNFURNISHED





## PROPERTY DESCRIPTION

This three bedroom semi-detached family home is being rented unfurnished (with white goods) and is available from 15th March 2023. The ground floor benefits from downstairs cloakroom, kitchen/diner, lounge and utility space, upstairs has three bedrooms (all with built in wardrobes) and a family bathroom.

Bedwell Crescent is perfectly located close to Stevenage Town centre and lots of local amenities including:

Broom Barns Primary School 0.2 miles

Town Centre 0.4 miles

Tesco Supermarket 0.5 miles

Fairlands Valley Park 0.6 miles

Stevenage Train Station 0.6 miles

Marriotts Secondary School 0.7 miles

A1m Junction 7 1.3 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to the lounge and downstairs cloakroom.  
Space under the stairs for storage.

#### LOUNGE

4.18m x 3.95m (13' 9" x 13' 0")  
A good size lounge with door into the kitchen/diner.  
Window to the front aspect. Radiator.

#### KITCHEN

5.23m x 2.33m (17' 2" x 7' 8")  
Fitted kitchen with a range of wall and base units with work surface over. Double oven and built in microwave, five ring gas hob with extractor over. American fridge/freezer, dishwasher and washing machine. Door to the rear garden and side passage. Wall mounted combination boiler.

#### DOWNSTAIRS CLOAKROOM

1.6m x 0.79m (5' 3" x 2' 7")  
WC and wash hand basin.

#### SIDE ACCESS CORRIDOR

Door leading from the front to the back garden. Door into a further utility space.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Window to the side aspect.

#### BEDROOM ONE

3.9m x 3.09m (12' 10" x 10' 2")  
Double bedroom with fitted wardrobes, window to the front aspect and radiator.

#### BEDROOM TWO

4.01m x 2.5m (13' 2" x 8' 2")  
Double bedroom with fitted wardrobes, window to the rear aspect and radiator.

#### BEDROOM THREE

3.09m x 1.7m (10' 2" x 5' 7")  
Single bedroom with storage cupboard, window to the front aspect and radiator.

#### BATHROOM

2.5m x 1.7m (8' 2" x 5' 7")  
Fully tiled bathroom with side panel bath with electric shower over and glass shower screen, vanity wash hand basin and w/c. Window to the side aspect.

#### EXTERIOR

##### DRIVEWAY

Driveway parking for two cars.

##### REAR GARDEN

Fully enclosed rear garden with patio area and lawn area. Shed.

#### AGENTS NOTES

This property is available from 15th March 2023 on an unfurnished basis.

The monthly rent is £1650

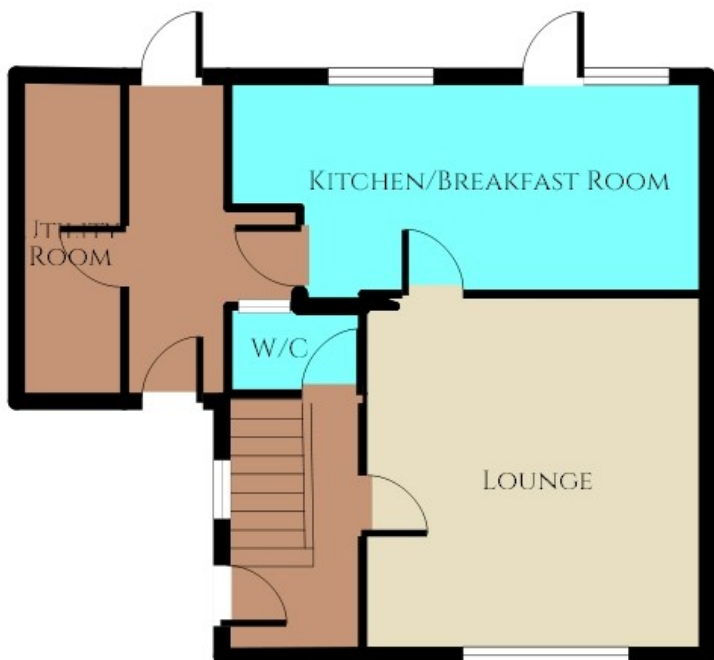
A holding deposit of £380.76 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £1903.80 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

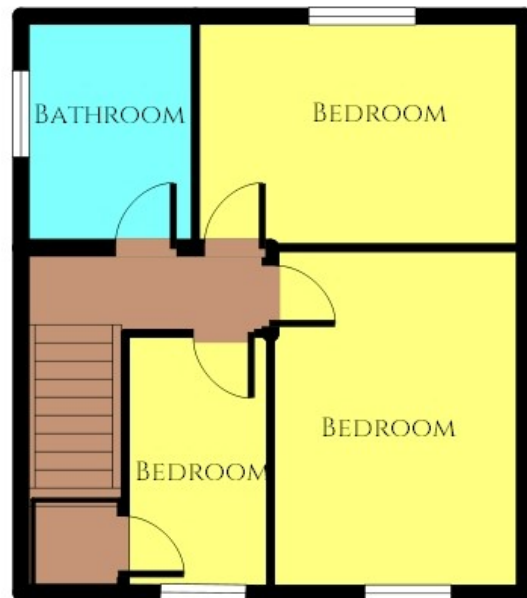
To pass referencing you will need to earn over £49,500.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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