



Collenswood Road, Stevenage, Hertfordshire. SG2 9HF

- GROUND FLOOR MAISONETTE
- DRIVEWAY
- PRIVATE GARDEN LOOKING OUT TO WOODLANDS
- NO SERVICE CHARGE AND ONLY £100 PER YEAR GROUND RENT
- COMBINATION BOILER
- TWO BEDROOMS
- SHOWER ROOM AND WET ROOM
- OPEN PLAN KITCHEN / LIVING ROOM
- CLOSE TO LOCAL AMENITIES



PROPERTY DESCRIPTION

This ground floor maisonette located in Shephall, Stevenage is a fantastic first time purchase or investment with its own private garden and driveway. The property itself is versatile as originally laid out as a two bedroom with open plan living, it could also be used as an one bedroom with separate lounge.

The property comprises; open plan living/kitchen, two bedrooms, two shower rooms, driveway and garden.

Collenswood Road is located in Shephall Stevenage and is close to lots of amenities including:

Local Shops 0.2 Miles

Ashtree Primary school 0.2 Miles

Marriotts Secondary School 0.4 Miles

Stevenage Train Station 1.6 Miles

A1m Junction 7 1.8 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to bedroom 2, living area, wet room and shower room.

OPEN PLAN LIVING AREA/ KITCHEN

3.14m x 5.44m (10' 4" x 17' 10")

Open plan kitchen and living area with French doors leading out to the garden.

The kitchen comprises a range of wall and base units with worksurface over. Integrated dishwasher. Space for fridge/freezer and washing machine.

Additional space for either a table to use as a kitchen/diner or sofa suite if used as a kitchen/lounge.

Wall mounted combination boiler.

SHOWER ROOM

Partially tiled shower room with corner shower enclosure, wash hand basin, w/c and heated towel radiator. Tiled flooring. Leading to bedroom.

BEDROOM ONE

3.12m x 2.4m (10' 3" x 7' 10")

Double bedroom with window to the rear aspect. Radiator. Access to a loft space via a hatch.

WET ROOM

0.86m x 2.4m (2' 10" x 7' 10")

Fully tiled with thermostatic shower, wash hand basin and w/c. Radiator.

BEDROOM TWO

A versatile room which could either be used as a 2nd bedroom or separate lounge if preferred.

A large window to the front aspect and radiator, Hatch to loft space.

EXTERIOR

DRIVEWAY

Block pave driveway with parking for one car.

REAR GARDEN

Fully enclosed rear garden with covered patio, lawn area and rear decked area.

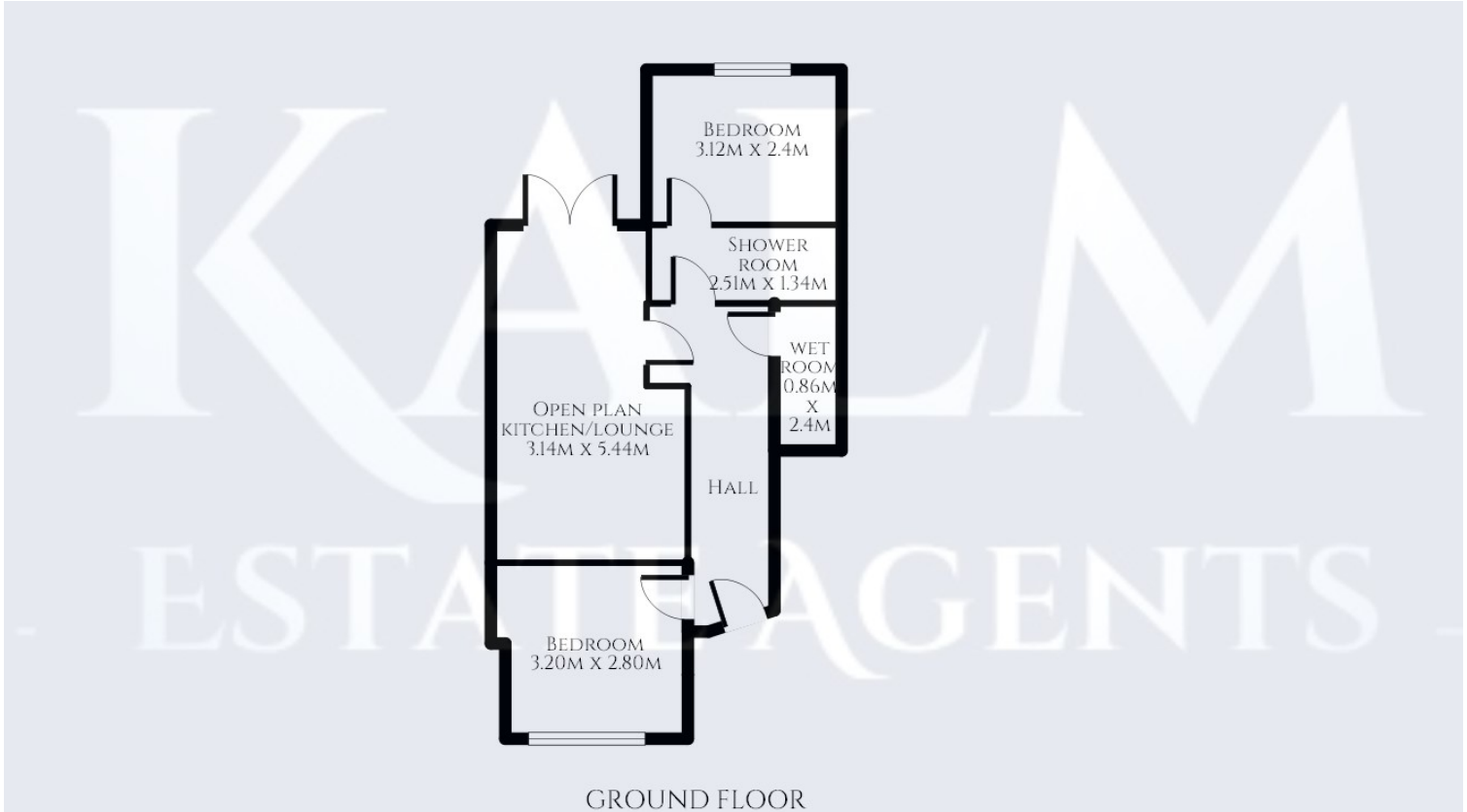
AGENTS NOTES

We have been informed that the property has 85 years remaining on the lease.

£100 Ground rent is payable every year

No Service charge is payable





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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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