



WRIGHTS

60 Stephenson Mews, Stevenage, Hertfordshire SG2 8UW

Guide Price £345,000 - Freehold



Property Summary

CHAIN FREE Three bedroom, Two Bathroom, End of terrace property situated in a private location benefitting from two designated parking spaces. This property would be an ideal First Time Purchase or Investment Opportunity and viewing comes Highly Recommended.

The ground floor accommodation comprises of a welcoming entrance hallway which leads to all ground floor rooms. The kitchen consists of matching base and wall units providing ample work surface space. Fitted items include an electric oven with gas hob while there is space and plumbing for a washing machine, dishwasher and fridge freezer. The well proportioned living room is situated to the rear overlooking the garden. Completing the ground floor is a W/C.

The first floor accommodation consists of three well proportioned bedrooms, an En-suite shower room off the master bedroom and separate family bathroom.

The property further benefits from a secluded low maintenance garden to the rear and two allocated parking spaces.

Features

- CHAIN FREE
- THREE BEDROOM
- TWO BATHROOMS
- ENSUITE TO MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES
- END OF TERRACE
- GAS CENTRAL HEATING
- CLOSE TO GOOD LOCAL SCHOOLS
- QUIET CUL DE SAC LOCATION
- BACKS ONTO FAIRLANDS VALLEY PARK

Room Descriptions

GROUND FLOOR

HALLWAY

2.02m x 4.54m (6' 8" x 14' 11") A welcoming entrance hallway, carpet flooring, gas radiator leading to all ground floor accommodation.

KITCHEN

2.70m x 4.34m (8' 10" x 14' 3") Matching base and wall units, integrated items include an electric oven, gas hob while there is space and plumbing for a dishwasher, washing machine and fridge freezer. Located to the front aspect with a UPVC window and gas radiator.

LIVING ROOM

4.44m x 4.81m (14' 7" x 15' 9") Spacious living accommodation, carpet flooring, gas radiator and sliding doors overlooking the garden.

W/C

0.95m x 1.83m (3' 1" x 6' 0") Low level W/c with hand wash basin.

FIRST FLOOR

LANDING

1.89m x 3.71m (6' 2" x 12' 2") Carpet flooring with doors leading to;

BEDROOM ONE

2.80m x 3.21m (9' 2" x 10' 6") Double bedroom to the front aspect. Carpet flooring, gas radiator, UPVC window and doorway leading to;

EN-SUITE

1.73m x 1.90m (5' 8" x 6' 3") Partially tiled with shower cubicle, hand wash basin and w/c.

BEDROOM TWO

2.71m x 4.26m (8' 11" x 14' 0") (to max dimension) Double bedroom to rear aspect, gas radiator, UPVC window and carpet flooring.

BEDROOM THREE

1.98m x 3.21m (6' 6" x 10' 6") Rear aspect single with UPVC window, gas radiator and carpet flooring.

BATHROOM

1.98m x 2.81m (6' 6" x 9' 3") Part tiled three piece suite comprising of a side panelled bath, pedestal hand wash basin and w/c.



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), opening and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

EXTERIOR

PARKING

Two designated parking spaces

GARDEN

Block paved low maintenance garden located to the rear with gated access.

ADDITIONAL INFORMATION

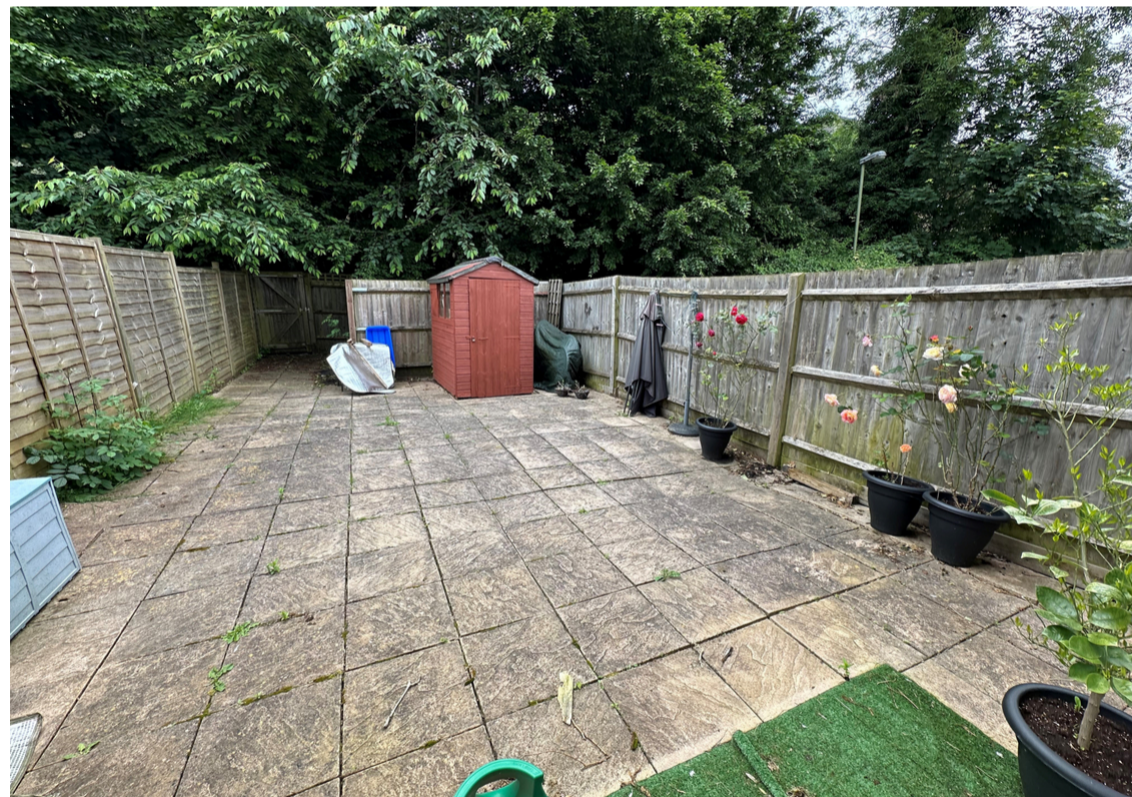
Property Details

Council Tax Band - D

Gas Safety Certificate - Valid Until 12/02/2025

5yr Electrical Safety Certificate (EICR) - Valid Until 16/07/2025

Estate Management Service Charge of £67.67 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	76	
(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	