



22a Basils Road, Old Town Stevenage, Hertfordshire. SG1 3PX







## 2 Bedroom Semi-Detached House

### Guide Price £395,000 Freehold

A brand new and particularly spacious house of approximately 930 square feet with a driveway to front of the house, situated amongst period properties just off the vibrant and bustling High Street and within easy reach of the mainline train station.

- Spacious brand new property
- 10 year warranty
- Parking to the front
- Close to High Street
- Close to train station
- Ground floor cloakroom
- Luxury fitted kitchen
- Two double bedrooms
- Low maintenance rear garden
- EPC rating B. Council tax band C

### General Description:

This style of house has the kitchen situated at the front of the house with a cloakroom and the living room to the rear with double opening doors to the garden. The modern contemporary kitchen is yet to be decided but is likely to be grey wall units with quartz work tops and stainless-steel appliances, but at this early stage you can be involved in the design and kitchen choice. Upstairs there will be a very well-appointed bathroom suite with a bath and shower, low level wc and wash hand basin. The central heating will be gas with radiators. The kitchen, bathroom and cloakroom will be tiled, and carpets fitted on the ground floor, the bedrooms will be for the purchaser to source and fit.

Stevenage comprises of both the new and Old Towns. The historic High Street in the Old Town offers a good selection of shops,

cafés/restaurants and public houses. The new town provides a large pedestrianised shopping centre and retail parks along with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

### Agents Note:

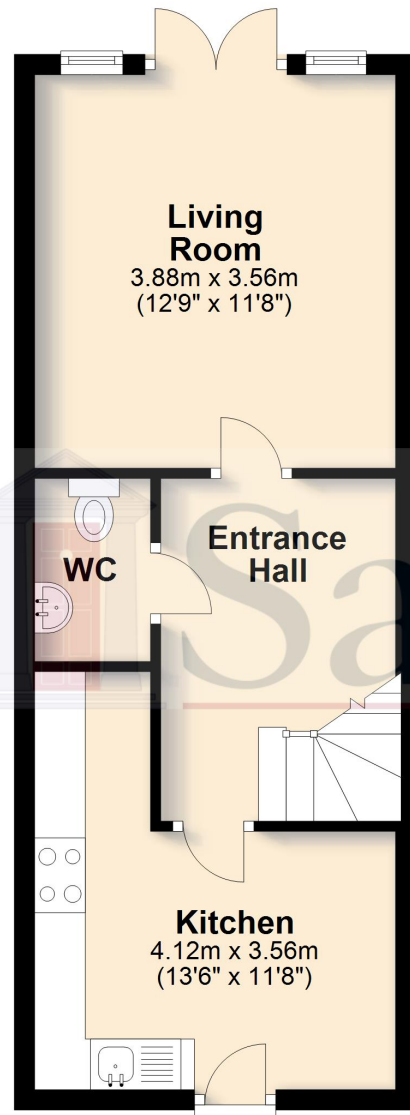
Draft particulars yet to be approved by the vendor and maybe subject to change.



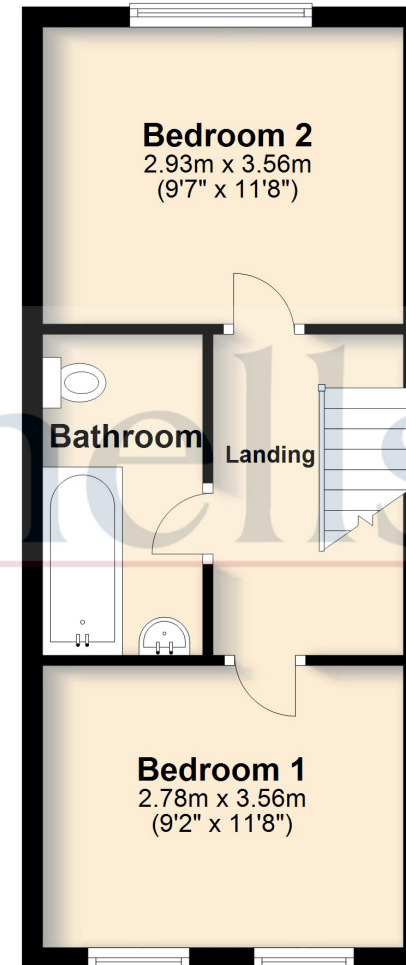
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.