

FOR SALE

£200,000 Share of Freehold



# Broadwater Crescent, Stevenage, Hertfordshire. SG2 8EL

- CHAIN FREE
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- SHARED FREEHOLD
- GARDEN
- KITCHEN/DINER
- CLOSE TO AMENITIES
- CLOSE TO A1M AND A602





## PROPERTY DESCRIPTION

This two bedroom, first floor Maisonette on Broadwater Crescent is being sold Chain Free with a shared freehold. The property comprises kitchen/diner, lounge, two bedrooms and bathroom making it a great first time purchase or investment.

Broadwater Crescent is a fantastic location for a number of amenities including;

Local shops 0.0 Miles

Roebuck Doctors 0.1 Miles

Tesco superstore 0.2 Miles

Roebuck Primary School 0.2 Miles

Shephalbury Park 0.3 Miles

Barnwell Secondary School 0.6 Miles

A1m Junction 7 0.8 Miles

Stevenage Train Station 1.4 mile





## ROOM DESCRIPTIONS

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### FIRST FLOOR

#### HALLWAY

Doors to all rooms.

#### LOUNGE

4.5m x 2.6m (14' 9" x 8' 6")

A good size room with two windows to the rear aspect.

#### KITCHEN/DINER

3.4m x 3m (11' 2" x 9' 10")

Range of wall and base units with worksurface over. Space for washing machine, freestanding cooker and fridge/freezer. Space for a dining table. Window to the front aspect.

#### BEDROOM ONE

3.1m x 2.8m (10' 2" x 9' 2")

Double bedroom with window to the front aspect. Storage cupboard.

#### BEDROOM TWO

2m x 2.2m (6' 7" x 7' 3")

Single bedroom with window to the rear aspect. Storage cupboard.

#### BATHROOM

1.6m x 1.5m (5' 3" x 4' 11")

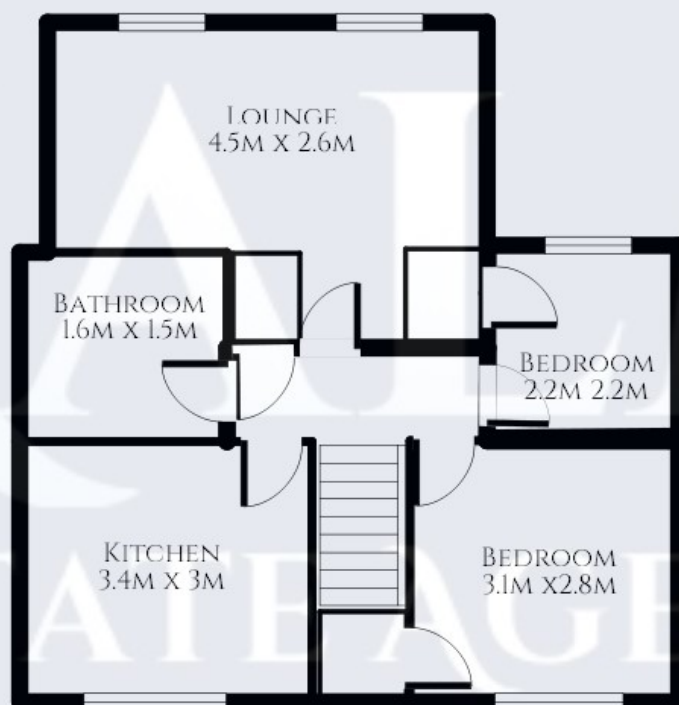
Comprising side panel bath, wash hand basin and w/c.

### EXTERIOR

#### REAR GARDEN

An enclosed rear garden is accessible from a gate off Woodland Way.





FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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