Ridgeway, Stevenage, Hertfordshire. SG1 1PS

- AVAILABLE NOW
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- SOUTH/WESTERLY FACING REAR GARDEN
- COMBINATION BOILER
- EXTENDED FRONT AND BACK
- DOWN STAIRS CLOAKROOM
- KITCHEN/DINER

- 2 -

 WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE





PROPERTY DESCRIPTION

Available now on an unfurnished basis, this Fantastic two double bedroom, end of terrace house is located within walking distance to Stevenage town centre and Train Station. Having been extended to the front and back, the property is much larger than average and boosts; large entrance hallway, downstairs cloakroom, large living room, kitchen/diner, store room, two double bedrooms and a four piece bathroom suite.

Ridgeway is located within Bedwell, Stevenage and is close to lots of local amenities including;

Fairlands Valley Park 0.4 miles

Broom Barns Primary 0.4 miles

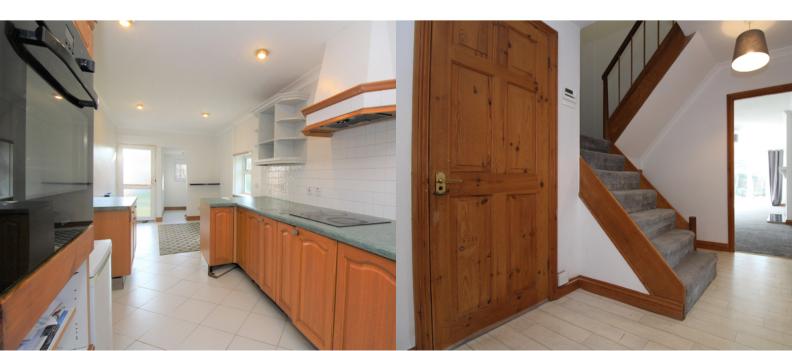
St Nicholas Primary 0.4 miles

Marriotts Secondary School 0.5 miles

Town Centre 0.6 miles

Tesco Supermarket 0.8 miles

Stevenage Train Station 0.9 miles



GROUND FLOOR

ENTRANCE HALLWAY

Doors to all ground floor rooms, U shaped stairs to the first floor with storage underneath. Radiator.

DOWNSTAIRS CLOAKROOM

0.8m x 1.4m (2' 7" x 4' 7") Partial tiled with window to the front aspect. WC and wash hand basin.

LOUNGE

3.5m x 7.4m (11' 6" x 24' 3") Large Lounge with French doors leading out to the rear garden. Gas Fire. Radiator.

KITCHEN/DINER

2.6m x 7.4m (8' 6" x 24' 3")

A great size kitchen/diner with fitted kitchen comprising a range of wall and base units. Eye level oven, electric hob, space for washing machine, dishwasher and fridge/freezer. Fully tiled floor. Window to the front and side aspect. Door leading to the rear garden. Space for dining table. Opening to rear store room.

STORE ROOM/ UTILITY

1.4m x 2.1m (4' 7" x 6' 11") A versatile room which is a great addition and could be used for a variety of functions including store room, utility or office. Window to the rear aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, storage cupboard housing the combination boiler.

BEDROOM ONE

3.3m x 3.4m (10' 10" x 11' 2") Up to Wardrobes Double bedroom with window to the rear aspect. Fitted wardrobes. Radiator.

BEDROOM TWO

2.5m x 3.8m (8' 2" x 12' 6") Double bedroom with window to the rear aspect. Fitted wardrobes. Radiator.

BATHROOM

3.1m x 1.6m (10' 2" x 5' 3")

Four piece bathroom comprising; side panel bath, single shower enclosure, wc and wash hand basin. Window to the front aspect. Access to the loft via a hatch.

EXTERIOR

FRONT GARDEN

The front garden is fully enclosed and low maintenance with stones and stepping stones to the front door.

REAR GARDEN

Fully enclosed with gated access to the side aspect. Patio area leading to lawn.

PARKING

There is ample on street parking within the road.

AGENTS NOTES

This property is available from NOW on an unfurnished basis.

The monthly rent is £1400

A holding deposit of £323.07 to secure the property is required when the rental is agreed.

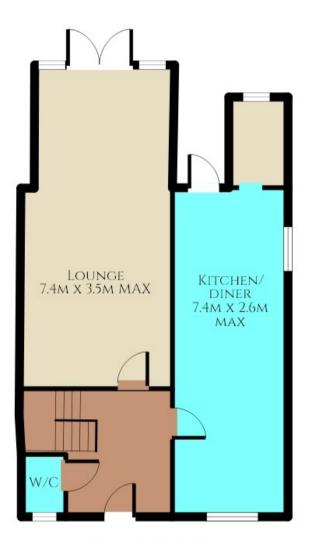
A total of five weeks deposit of £1615.38 will need to paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £42,000.



FLOORPLAN & EPC







GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		70
(69-80)		79
(55-68)	61	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	$\langle \bigcirc \rangle$

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