



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
- 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 boasts; 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



ROOM DESCRIPTIONS

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 be 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.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
29, Shephall Green, Stevenage, SG2 9XS
01438 572020
linzi.davis@kalmestateagents.co.uk