

HUNTERS[®]

HERE TO GET *you* THERE



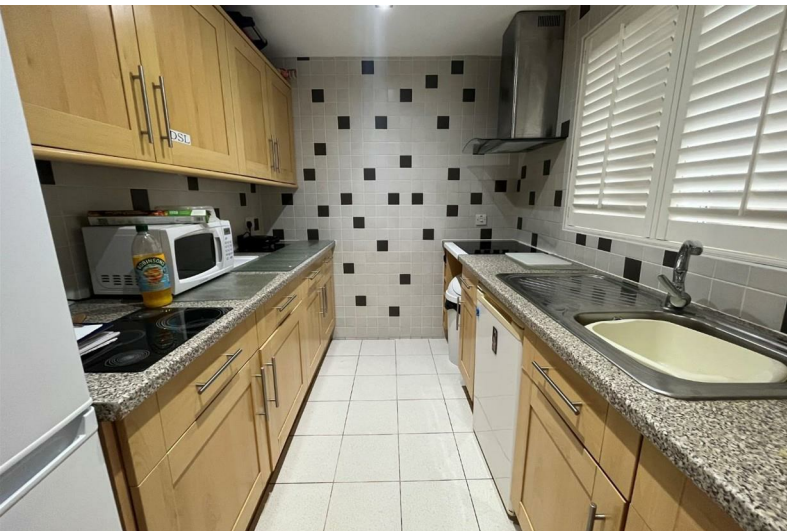
Grace Way

Stevenage, SG1 5AS

Guide Price £400,000



Council Tax: C



Welcome to Grace Way, Stevenage - a charming location that could be the perfect setting for your new Investment Portfolio! **INVESTORS ONLY.** This mid-terrace house boasts a spacious 1,087sq ft of living space, with 1 reception room, 5 bedrooms, and 2 bathrooms, this property provides the ideal layout for both relaxation and entertainment. Located in a desirable area, this house is sure to impress with its well-proportioned rooms and versatile living spaces, this property caters to all your needs.

HMO setup - Current tenants in situ on rolling contracts / In fantastic order throughout / Driveway providing ample off road parking / Garage / Rooms include sink units / Popular central location - Ideal to use as a professional base close to work (for major industries within the Stevenage area or Lister hospital) / Weekly cleaners currently contracted to provide weekly cleaning and bedding wash service



Hallway

9'2" x 10'1" (2.79m x 3.07m)

UPVC double glazed window to front aspect with fitted decorative shutters. Radiator. Spotlights. Laminate flooring. Under stairs storage cupboard (location of the boiler).

Shower Room

6'0" x 3'6" (1.83m x 1.07m)

Walk in shower, wash hand basin, low level w/c, spotlights.

Storage/communal room

9'9" x 9'8" (2.97m x 2.95m)

Laminate flooring. Radiator. Window to front aspect.

Kitchen

6'9" x 9'4" (2.06m x 2.84m)

UPVC double glazed window to front aspect with decorative shutters. Eye level and base units with worksurfaces over. Integral sink unit, space for white goods. Spotlights. Tiled throughout.

Utility Room

6'1" x 9'1" (1.85m x 2.77m)

Work surface with storage cupboards, integral sink unit, tiled splash backs.

Ground floor bedroom

15'9" x 10'4" (4.80m x 3.15m)

UPVC double glazed windows with decorative shutters to the front aspects. Laminate flooring. Radiator. Spotlights.

First Floor

Landing

UPVC double glazed window to rear aspect with decorative shutters.

Bathroom

6'5" x 6'1" (1.96m x 1.85m)

UPVC double glazed frosted window to front aspect. Panelled bath with screen and shower over. Wash hand basin, low level w/c, Tiled throughout.

Bedroom

9'6" x 7'2" (2.90m x 2.18m)

UPVC double glazed window and decorative shutters to the rear aspect. Sink unit, integral wardrobe, radiator.

Bedroom

9'6" x 7'2" (2.90m x 2.18m)

UPVC double glazed window and decorative shutters to the rear aspect. Radiator. Sink in cupboard.

Bedroom

9'4" x 10'7" (2.84m x 3.23m)

UPVC double glazed window with decorative shutters to front aspect. Radiator. Integral wardrobe. Integral sink cupboard.

Bedroom

7'0" x 11'1" (2.13m x 3.38m)

UPVC window to front aspect with shutters. Integral sink cupboard. Radiator.

Outside

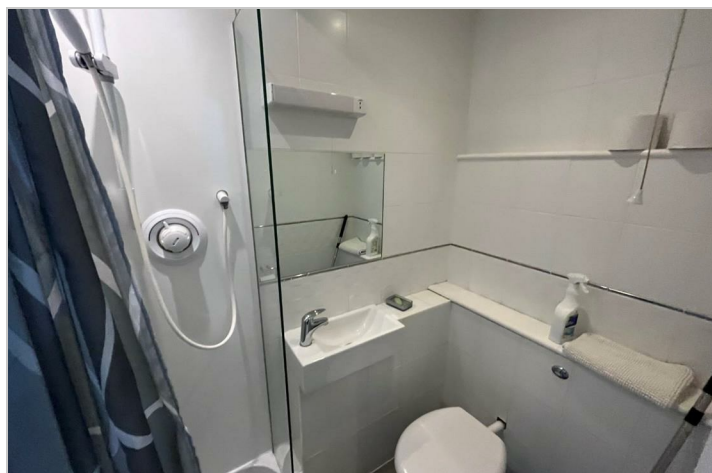
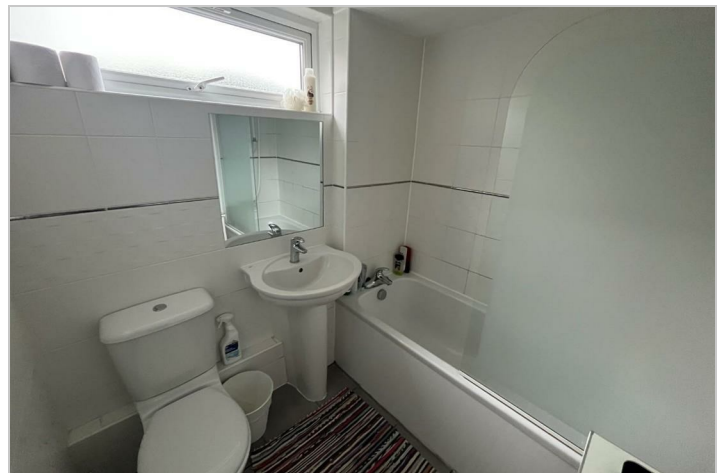
Front

Large frontage, mainly laid to lawn in the main. Footpath to main door. Hedgerow perimeter.

Rear

Driveway - Full width, ample parking for four cars.

Garage - up and over door.



Road Map



Hybrid Map



Terrain Map



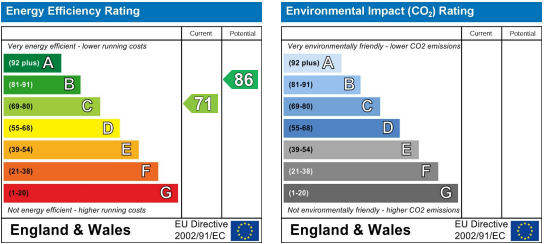
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.