

# HUNTERS®

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## 14 Pryor Court

Stevenage, SG1 3PW

Offers In Excess Of £250,000



Council Tax: B



A One Bedroom Coach House For The Over 55s Only - Offered chain free, large double bedroom, allocated parking, Integral garage, Mews development in a private location in a tucked away location within the Old Town, walking distance to the High Street, spacious accommodation, in superb condition throughout.

Tenure: Leasehold



## Entrance Hallway

Welcoming reception hallway, double glazed window to side aspect, understairs cupboard door, door leading to integral garage, carpeted stairs leading to the first floor landing.

## Integral Garage

16'10" x 8'9" (5.15 x 2.68)

Large garage space suitable for one car, lighting, electric up and over garage door.

## First Floor Landing

Access to loft space, double glazed window to side aspect, storage cupboard housing combi boiler system.

## Living Room

16'11" x 10'0" (5.17 x 3.07)

Bright and open lounge space, oak effect flooring, sash double glazed window to front aspect, vaulted Velux window allowing ample natural light, feature electric fireplace.

## Kitchen

18'4" x 7'4" (5.61 x 2.25)

The kitchen comprises of eye and base level units with black granite worktops, all integrated appliances including a double oven, gas hob, extractor fan and hood, fridge/freezer, dishwasher and washing machine. White sink with stainless steel mixer tap, double glazed window to rear aspect, tiled flooring and splashbacks.

## Bedroom

16'11" x 8'9" (5.18 x 2.68)

Large double bedroom, ample space for dressing table, wardrobes and draw units. Continuation of the

oak effect flooring, double glazed vaulted Velux windows.

## Bathroom

White three piece suite comprising of a panelled bath with shower, wash hand basin with mixer tap, low level w/c. Extractor fan, shaver point, heated towel rail, ceramic tiled walls and flooring.

## Outside

## Parking

One allocated parking space situated in close proximity to the property .

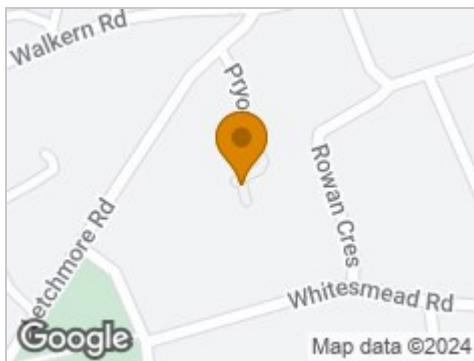
## Lease Details

Lease Length: 999 year lease from 25th December 2003.

Maintenance Fee and Building Insurance : £46.60 per month - The maintenance fee includes external repairs such as woodwork, painting ( every 5 years), pipework, fences and window cleaning.



## Road Map



## Hybrid Map



## Terrain Map



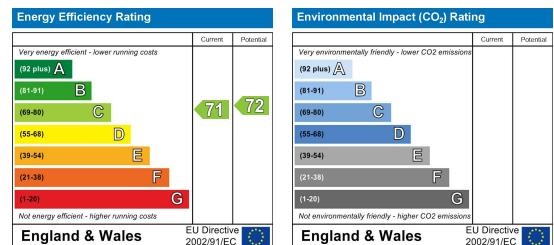
## Floor Plan



## 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.