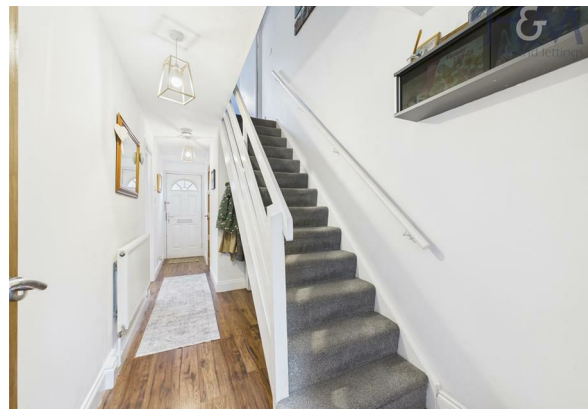


Balmoral Close, Stevenage, SG2 8UA.
Asking Price £425,000

H&M
sales and lettings



Balmoral Close, Stevenage, SG2 8UA.

Council Tax Band: C

Situated in a cul-de-sac location and in the popular Bragbury End area of Stevenage is this well presented four bedroom end of terrace home. The property boasts a refitted kitchen with a range of built in appliances, downstairs WC, and parking to the front of the property. The lounge has double doors which open out into the dining room which boats Velux skylight windows and bi-fold doors to the rear garden.

Positioned at the end of a cul-de-sac and close to local amenities including local convenience store, bus stops, golf course and within a short drive to a Sainsbury supermarket.

Entrance Hall

20'5 x 5'10 (6.22m x 1.78m)

Accessed by a double glazed front door, doors to both the kitchen and dining room, stairs to the first floor landing, understairs storage area, radiator.

Kitchen

14'2 x 8'9 (4.32m x 2.67m)

Refitted kitchen with wall and base level units and complementary worktops, built in electric double oven and gas hob with stainless steel and glass chimney hood over, inset plinth lighting, stainless steel sink with mixer tap over, inset ceiling spotlights, double glazed windows to the front aspect, door into the lounge, wooden style flooring.

Lounge

14'2 x 11'4 (4.32m x 3.45m)

Wooden style flooring, vertical mounted radiator, twin glazed casement doors into the dining room.

Dining Room

19'5 x 8'8 (5.92m x 2.64m)

Sloped ceiling with inset Velux windows, bi-fold doors opening out to the rear garden, two radiators, double glazed window to the rear aspect, inset spotlights, wooden effect flooring.

Downstairs WC

5'6 x 2'8 (1.68m x 0.81m)

Low level WC, vanity wash hand basin, tiled splashbacks, built in storage cupboard.

Landing

'L' Shaped landing with doors to all of the rooms, built in linen cupboard, inset spotlights, loft access.

Bedroom One

11'9 x 10'8 (3.58m x 3.25m)

Double glazed window to the front aspect, radiator,

Bedroom Two

12'6 x 7'3 (3.81m x 2.21m)

Double glazed window to the side aspect, radiator.

Bedroom Three

9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to the side aspect, radiator.

Bedroom Four

9'3 x 5'2 (2.82m x 1.57m)

Double glazed window to the rear aspect, radiator.

Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Panel enclosed bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, tiled splashbacks, opaque double glazed window to the front aspect,

Frontage

Paved path to the front door, laid to lawn on both sides, hedgerow border, outside tap, parking space.

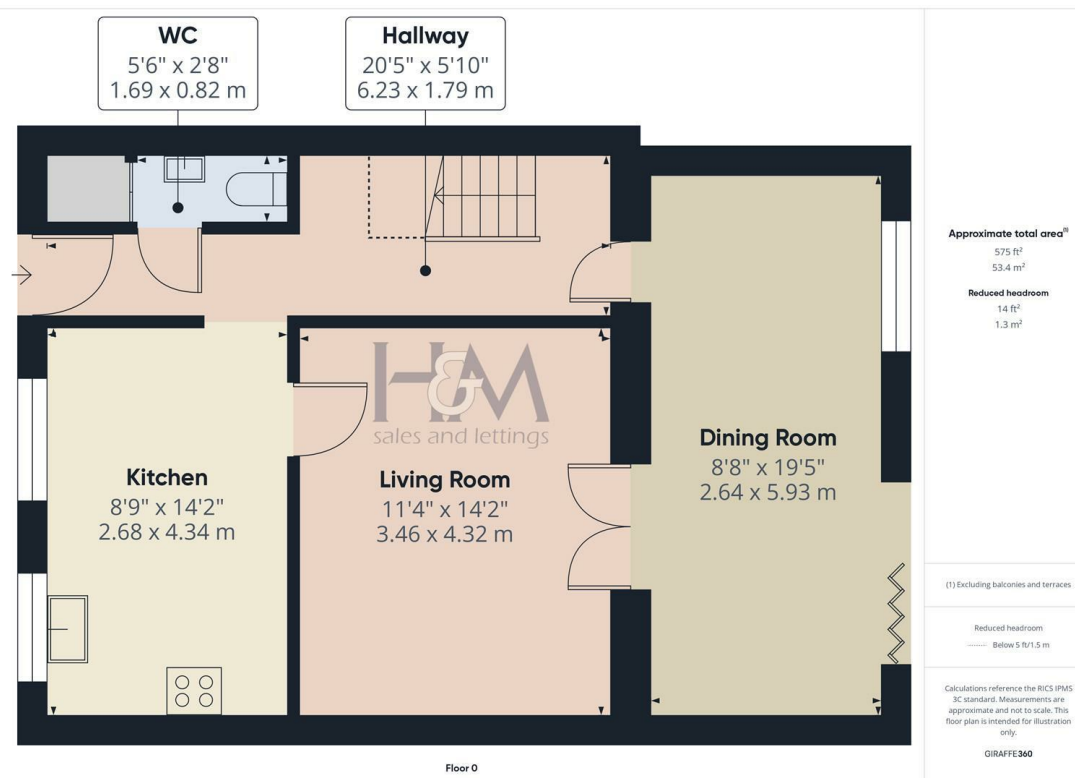
Rear Garden

Paved patio to the rear of the property and extending down to one side, laid to lawned area, side gated access, bordered with timber fencing.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83
England & Wales	EU Directive 2002/91/EC	