

Southwark Close, Stevenage, Hertfordshire, SG1 4PG.
Price Guide £350,000-£375,000



Southwark Close, Stevenage, Hertfordshire, SG1 4PG. Council Tax Band: C



This FIVE bedroom terraced property offers a substantial amount of living space with a Guide Price of £350,000 - £375,000!

Internally the property offers two reception rooms, 13ft kitchen, 16ft sun room, downstairs WC and wrap round rear garden. Situated close by is a local Budgens, Sainsbury supermarket and a Shell petrol station. Within walking distance are local bus stops giving access into the town centre and mainline train station which takes only 23 minutes on the fast train into London Kings Cross.

Entrance Hall

13'7 x 3'6 (4.14m x 1.07m)

Glazed front door to the entrance hall, stairs to first floor, built in storage cupboard, door to the downstairs WC, kitchen and access to the dining room, radiator.

Lounge

15'10 x 12'5 (4.83m x 3.78m)

Double glazed windows to the rear and side aspect, double glazed door to the rear aspect, two radiators.

Dining Room

15'10 x 11'10 (4.83m x 3.61m)

Double glazed window to the side aspect, radiator.

Kitchen

13'2 x 8'10 (4.01m x 2.69m)

Double glazed windows and door to the side aspect, range of base and wall mounted units, built in gas hob and double electric oven, stainless steel sink drainer, plumbing for a washing machine, wall mounted boiler, tiled splashbacks.

Sun Room

16'9 x 7'6 (5.11m x 2.29m)

Of a double glazed construction on a dwarf wall, double glazed french doors, tiled floor.

Downstairs WC

7'5 x 2'9 (2.26m x 0.84m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin.

Landing

17'4 x 3'8 (5.28m x 1.12m)

Doors to all rooms, loft access.

Bedroom One

12'10 x 9'5 (3.91m x 2.87m)

Double glazed windows to the rear and side aspect, radiator

Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

Double glazed window to the side aspect, radiator.

Bedroom Three

9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to the side aspect, radiator.

Bedroom Four

9'10 x 6'6 (3.00m x 1.98m)

Double glazed window to the rear aspect,

Bedroom Five

9'2 x 6'9 (2.79m x 2.06m)

Double glazed window to the side aspect.

Bathroom

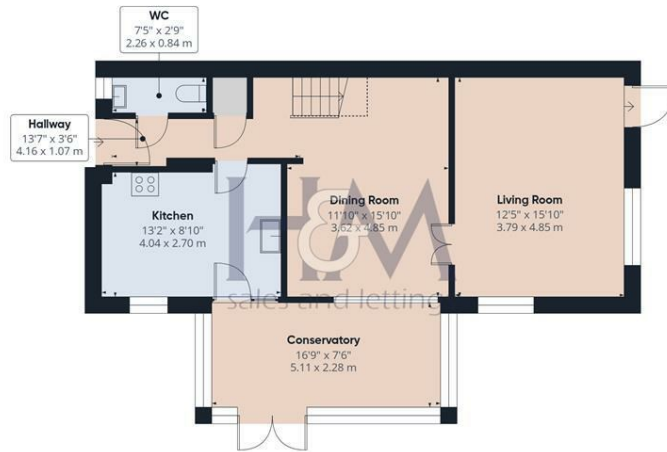
8'1 x 5'0 (2.46m x 1.52m)

Double glazed window to the front aspect, low level WC, pedestal wash hand basin, corner bath with mixer taps and shower attachment.

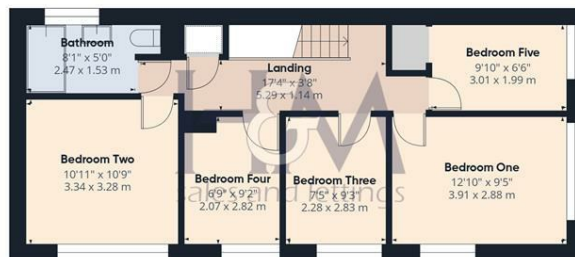
Rear Garden

Laid to lawn area, paved area, rear gated access





Floor 0



Floor 1

Approximate total area⁽¹⁾

1294 ft²
120.3 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC