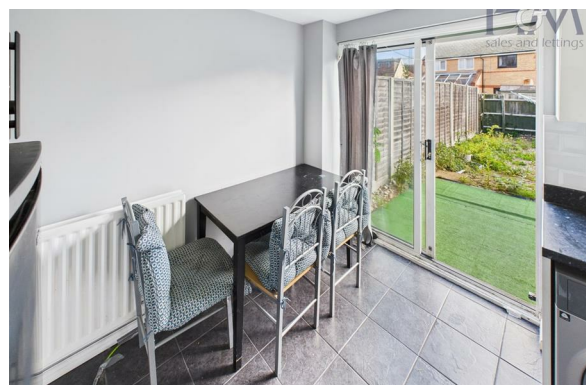


Tamar Close, Stevenage, Hertfordshire, SG1 6AS.  
Offers In Excess Of £315,000

**H&M**  
sales and lettings





## **Tamar Close, Stevenage, Hertfordshire, SG1 6AS.**

### **Council Tax Band: C**

Offered with VACANT POSSESSION is this two bedroom terraced home situated in the popular Great Ashby area. The property briefly comprises of a lounge and kitchen/dining room, two double bedrooms with the master having an Ensuite. To the front of the property there is off road parking. Great Ashby has an array of local amenities to include a well stocked 'Budgens' Chinese takeaway and fish bar, vets practice and local bus route.

#### **Entrance Hall**

5'4 x 4'5 (1.63m x 1.35m)

Stairs leading to the first floor, radiator, door to the lounge.

#### **Lounge**

14'10 x 10'5 (4.52m x 3.18m)

Double glazed window to the front aspect, radiator, feature fireplace, door to the kitchen/dining room

#### **Kitchen/Dining Room**

13'6 x 8'7 (4.11m x 2.62m)

Double glazed window to the rear aspect, double glazed patio door, range of wall and base units, plumbing for the washing, built in gas hob with double oven under and chimney hood over, stainless steel sink drainer, radiator, understairs storage cupboard.

#### **Landing**

5'2 x 3'2 (1.57m x 0.97m)

Doors to all rooms, loft access, built in airing cupboard

#### **Bedroom One**

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to the front aspect, radiator, built in wardrobe, door to the ensuite.

#### **En-suite**

5'3 x 4'11 (1.60m x 1.50m)

Double glazed opaque window to the front aspect, corner shower cubicle, pedestal wash hand basin, low level WC, radiator, tiled splashbacks.

#### **Bedroom Two**

9'10 x 7'1 (3.00m x 2.16m)

Double glazed window to the rear aspect, built in wardrobe, radiator.

#### **Bathroom**

6'2 x 6'1 (1.88m x 1.85m)

Double glazed window to the rear aspect, panel enclosed bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splashbacks

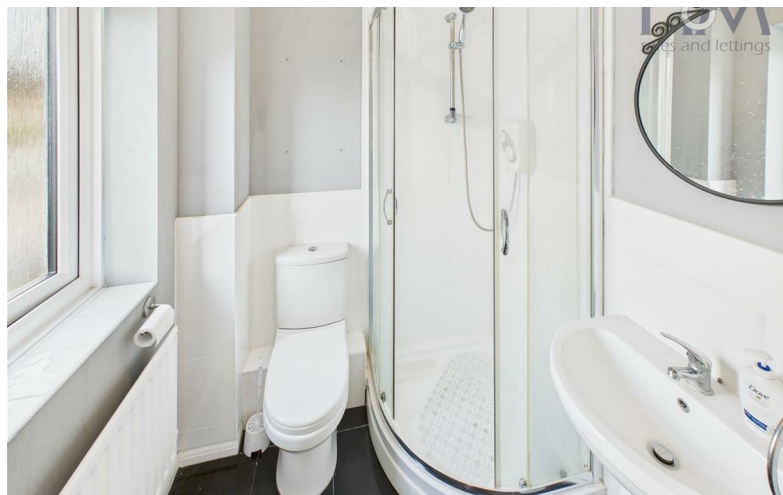
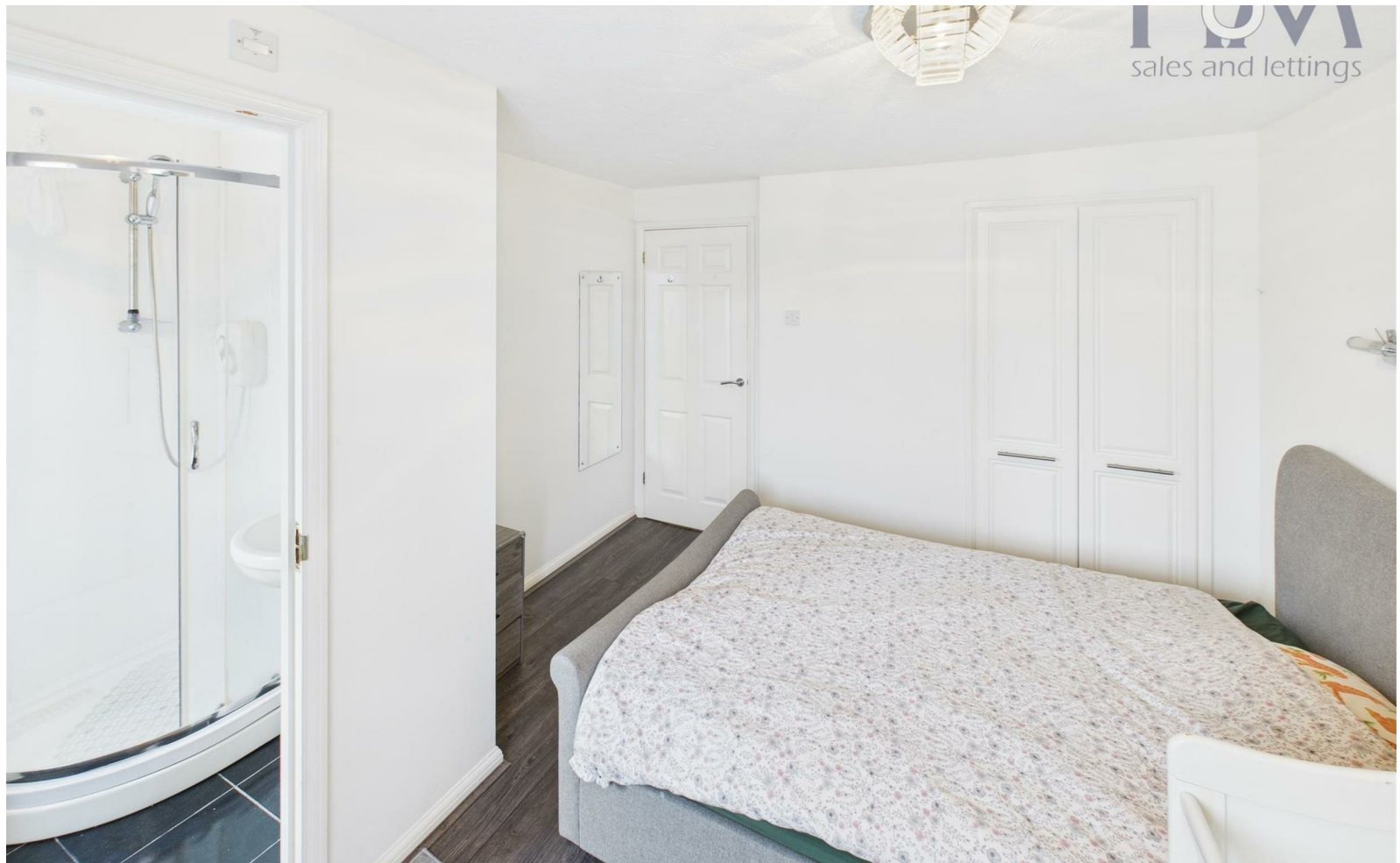
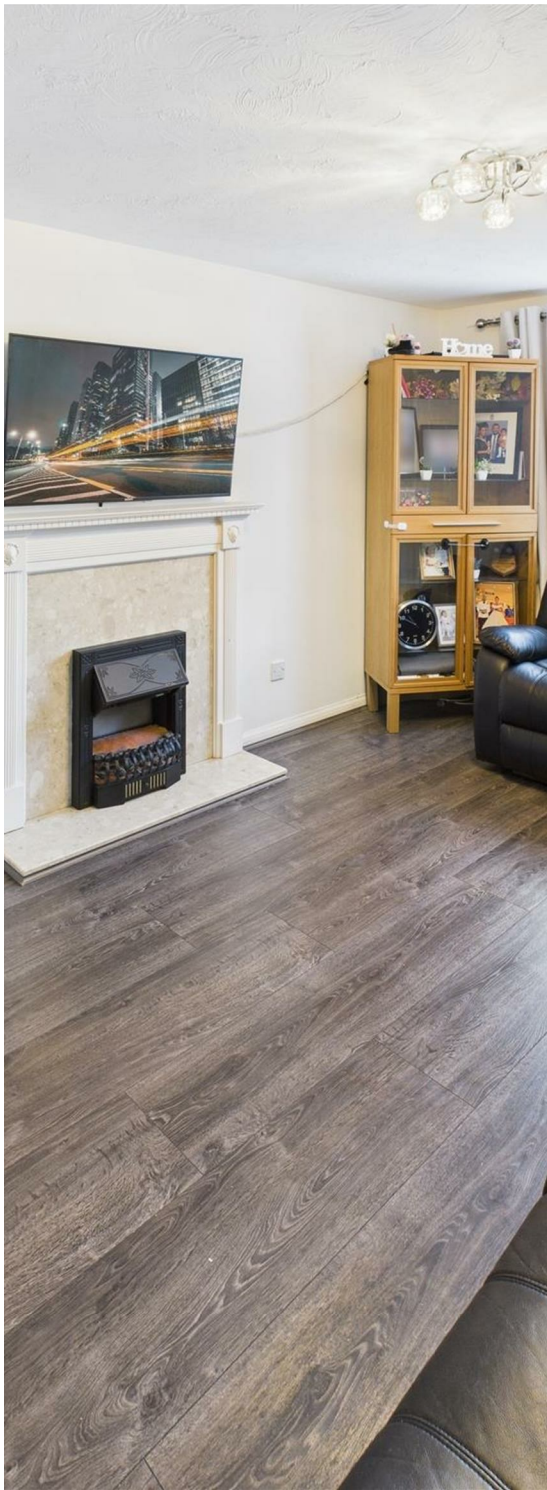
#### **Frontage**

Off road parking

#### **Rear Garden**

Patio area, shingled area, enclosed by timber fencing.



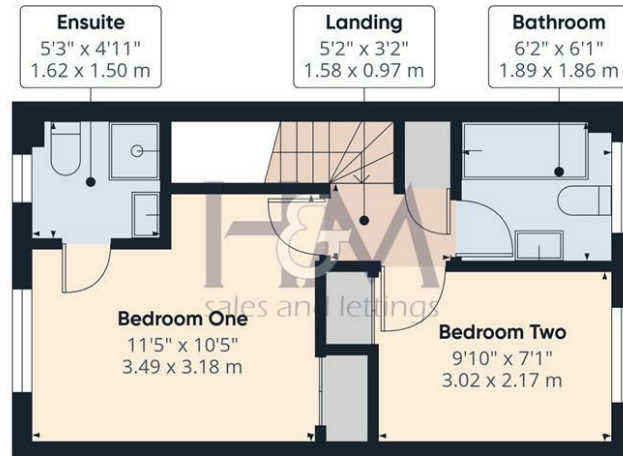


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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
597 ft<sup>2</sup>  
55.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	