13 Barleycroft, Stevenage, SG2 9NP

£229,995

PUTTERILLS

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A CHAIN FREE extended two bedroom home situated in a popular Shephall cul-de-sac towards the southern outskirts of Stevenage.

The property requires a degree of modernisation whilst benefiting from a ground floor extension creating a separate dining room, UPVC double glazing and gas fired central heating.

The property would make an ideal first time purchase or buy-to-let investment with the accommodation comprising a reception hallway, lounge, dining room, kitchen, first floor landing leading to two double bedrooms and a bathroom. In addition there are gardens to both the front and rear whilst enjoying a pleasant position fronting onto a pedestrian pathway towards the end of the cul-de-sac.

LOCATION
Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES
UPVC front door with double glazed side window opening to:

RECEPTION HALLWAY
Staircase rising to the first floor with cupboard below, radiator and doors to:

LOUNGE 5.10 x 3.35 (16'9" x 11'0")
Wall mounted gas fire with back boiler, radiator and double glazed window to the front elevation, sliding doors with glazed side panels opening to:

DINING ROOM 4.40 x 2.73 (14'5" x 8'11")
Double glazed patio doors opening to the rear garden, radiator and door to:

KITCHEN 3.02 x 2.43 (9'11" x 8'0")
Fitted with the original range of wooden base and eye level units and drawers with work surfaces, inset sink unit, radiator, space and plumbing for kitchen appliances and double glazed door and window opening to the rear garden.

FIRST FLOOR LANDING
Access to the loft space and doors to:

BEDROOM ONE 4.32 x 2.83 (14'2" x 9'3")
Measurements exclude built-in wardrobes whilst include a further range of built-in double wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.12 x 3.10 (10'3" x 10'2")
Measurements include a range of built-in wardrobes whilst exclude further cupboards and airing cupboard, radiator and double glazed window to the rear elevation.

BATHROOM
Fitted with a cast iron bath, pedestal hand wash basin and wc, radiator and double glazed window to the rear elevation.

OUTSIDE

FRONT
The property is set back from the pedestrian pathway with front garden with deep shrub borders part enclosed by picket fencing, the pathway extends to the front door and side passageway providing access to the rear garden.

REAR GARDEN
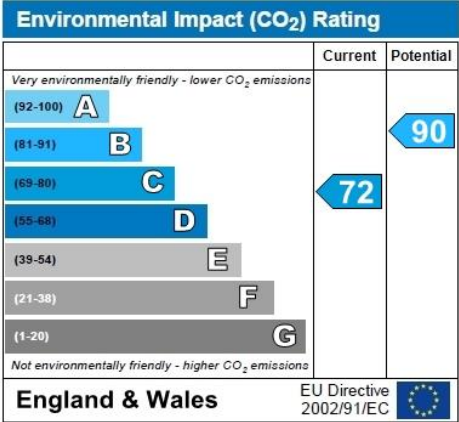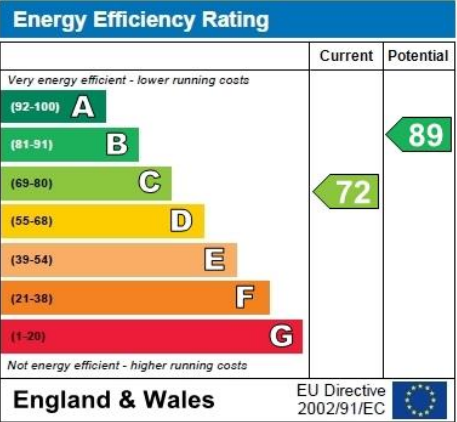A relatively private rear garden with mature

shrubbery, useful wooden garden shed and gated access to both the front and rear.

TENURE AND COUNCIL TAX
The Tenure of the property is FREEHOLD.
The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		**89**
(69-80) C	**72**	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		**90**
(69-80) C	**72**	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

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