



80 Morecambe Close, Old Town, Stevenage, SG1 2BF  
£264,995





## 80 Morecambe Close, Old Town, Stevenage, SG1 2BF

A well presented modern two bedroom middle row property conveniently situated within a sought-after cul-de-sac whilst being within easy reach of both the historic Old Town and New Town and within walking distance of the mainline railway station with direct regular trains to London Kings Cross in approximately 23 mins.

The property benefits further from UPVC double glazing and electric Economy 10 heating and has the advantage of a garage situated to the rear of the property with direct access from the rear garden. In addition there is an allocated parking space in the turning opposite the property.

The accommodation comprises an open-plan lounge/dining room, a modern fitted kitchen, first floor landing leading to two double bedrooms with a comprehensive range of built-in wardrobes to the master bedroom and a modern fitted first floor shower room. Viewing recommended.

### 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 Lloyds 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 double glazed front door opening to:

#### **LOUNGE / DINING ROOM 22'9" x 12'3" (6.93m x 3.73m)**

Open-plan lounge/dining room, part-divided by staircase rising to the first floor, two Economy 10 electric storage heaters, wall mounted flame effect electric fire, TV point and Virgin cable point, ample space for dining table, useful understairs storage cupboard, double glazed window to the front elevation and double glazed french doors to the rear garden. Archway to:

#### **KITCHEN 8'0" x 5'3" (2.44m x 1.60m)**

Fitted with a range of modern white base and eye level units and drawers complemented by granite effect rolled edge work surfaces, inset stainless steel sink unit with mixer tap, further eye level glazed cabinet, white tiled walls with contrasting decorative border tile and tiled effect flooring. Space for under-counter fridge, space and plumbing for washing machine and space for cooker with the existing freestanding appliances possibly available by separate negotiation. Double glazed window to the rear elevation.

#### **LANDING**

Access to loft space, doors to:

#### **BEDROOM ONE 12'3" x 9'3" (3.73m x 2.82m)**

Measurements include a comprehensive range of oak effect built-in wardrobes incorporating a chest of drawers, wall mounted electric panel heater and double glazed window to the rear elevation.

#### **BEDROOM TWO 12'3" x 6'8" (3.73m x 2.03m)**

Measurements include the airing cupboard housing the hot water tank and laundry shelves with wardrobe recess to one side, wall mounted electric panel heater and double glazed window to the front elevation.

#### **SHOWER ROOM**

The original bathroom has been converted to a modern shower room fitted with a white suite comprising a low level wc with push button



flush, pedestal hand wash basin and a corner shower cubicle with fitted shower. Wall mounted electric heater and tiled splashbacks.

#### **OUTSIDE FRONT**

The property is set back from the road behind a slate shingled border with a mature tree and pathway extending to the storm porch and front door.

#### **GARAGE**

A single garage with up and over door, power and light, situated at the rear of the property with personal door from the garage opening to the rear garden.

#### **REAR GARDEN**

A pleasant rear garden laid predominantly to lawn with a raised brick built planter with further borders to either side and pathway extending to a personal door to the garage with wooden decking and gated access to the rear of the property. Outside light.

#### **PARKING**

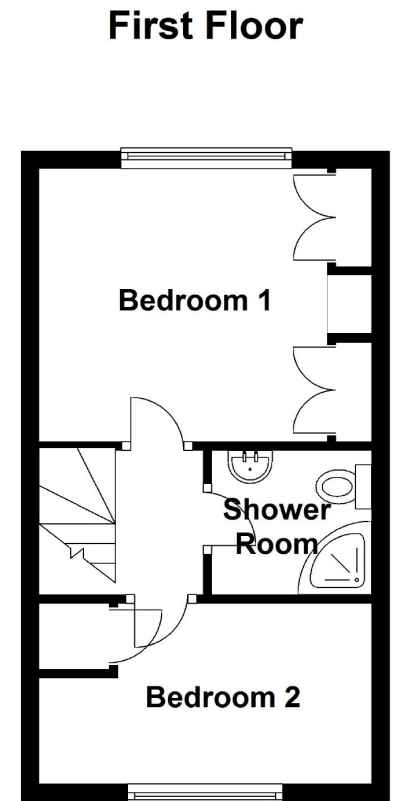
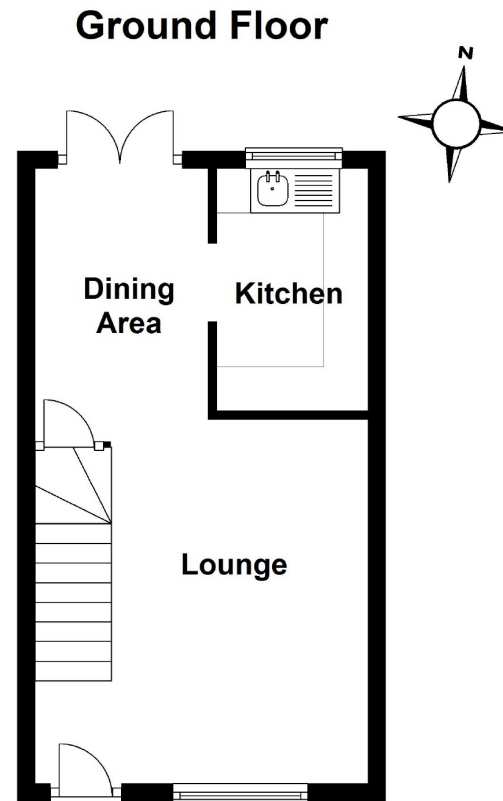
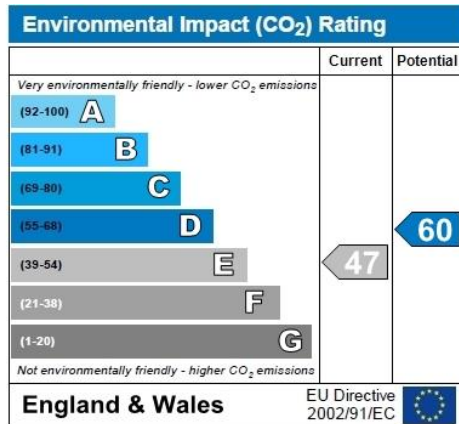
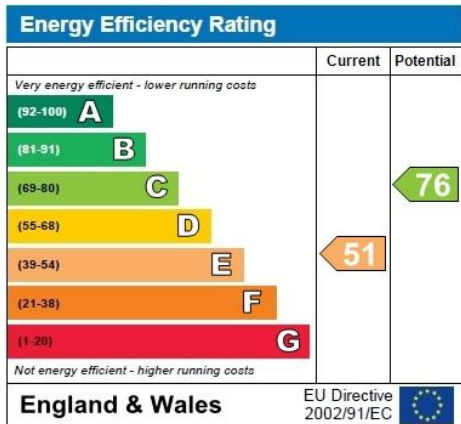
In addition to the garage, there is an allocated single parking bay situated in the turning opposite.

#### **AGENTS NOTE**

We have been advised by the current owner that there is £120.00 per year service charge for the maintenance of the communal areas.

#### **TENURE AND COUNCIL TAX**

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



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