



Fresson Road,
Stevenage, Hertfordshire SG1 3QU



16 Fresson Road, Old Town, Stevenage, SG1 3QU

Offers in excess of £310,000

Modern three bedroom home with two parking spaces within the heart of the historic Old Town.

Conveniently situated in a quiet residential cul-de-sac within easy walking distance of the historic Old Town High Street and mainline railway station, a well presented three bedroom middle row property with the added advantage of a double width driveway providing off-road parking for two vehicles immediately to the front of the property. Further practical benefits include double glazing, gas fired central heating and a pleasant low maintenance landscaped rear garden.

The well presented generous accommodation comprises a reception hallway, downstairs cloakroom/wc, modern fitted kitchen, generous open-plan lounge/dining room with double glazed doors opening directly onto the rear garden. First floor landing leading to three bedrooms with the master bedroom benefiting from built-in wardrobes and a modern fitted family bathroom.

Viewing highly 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 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

Part glazed panelled front door opening to:

RECEPTION HALLWAY

Stylish oak flooring with a single panelled radiator, staircase rising to the first floor, central heating thermostat and part-glazed double doors opening to the kitchen with further doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a modern white two-piece suite comprising a low level wc with chrome push button flush and a wall mounted hand wash basin with chrome taps and ceramic tiled splashback. Single panelled radiator with chrome towel rail above, charcoal slate effect tiled flooring.

KITCHEN

2.36m x 2.97m (7'9" x 9'9")

Fitted with a comprehensive range of cream Shaker style base and eye level units and drawers with chrome bar handles complemented by wooden effect square edge work surfaces with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Built-in AEG stainless steel oven with a stainless steel four-ring gas hob with extractor canopy above. Space and plumbing for dishwasher, washing machine and fridge/freezer, cream stone effect tiled flooring finished with stylish contrasting grout. Cupboard housing wall mounted gas fired boiler, under-unit lighting and kickspace electric heater. Double glazed window to the front elevation.

LOUNGE / DINING ROOM

13'10" x 15'0" (4.21 x 4.58)

A most comfortable sized room decorated in neutral tones finished with a decorative floral wall art with continuation of oak flooring, TV and phone points, two single panel radiators, useful understairs storage cupboard and double glazed french doors opening onto the rear garden.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing hot water tank, radiator and neutral beige Berber carpeting.

BEDROOM ONE

12'0" x 8'4" (3.65 x 2.53)

Measurements exclude a range of contemporary white built-in wardrobes across the full width of the room with a full height mirror, TV and phone points, radiator, double glazed window to the rear elevation and continuation of neutral beige Berber carpeting.

BEDROOM TWO

3.05m x 2.51m (10'0" x 8'3")

Measurements exclude the wardrobe recess. A further double bedroom with a single panelled radiator and double glazed window to the front elevation and continuation of neutral beige Berber carpeting.

BEDROOM THREE

8'2" x 6'2" (2.49 x 1.87)

Single panelled radiator, double glazed window to the rear elevation and continuation of neutral beige Berber carpeting.

BATHROOM

6'5" x 5'3" (1.96 x 1.61)

Fitted with a modern white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment. Hand wash basin with chrome taps and a low level wc with chrome push button flush, shaver point and extractor fan. Full height white stone effect tiling around the bath area extending to half height tiling behind the wash basin and wc, single panel radiator, charcoal slate effect ceramic floor tiling. Double glazed window to the front elevation.

OUTSIDE**PARKING**

Tarmac double width driveway to the front of the property providing off-road parking for two vehicles with a pathway extending to the front door with a shrub border to one side and storm porch.

REAR GARDEN

A further highlight of the property, a low maintenance rear garden featuring an extensive limestone curved paved terrace with low maintenance artificial lawn, the pathway extending to gated access at the rear of the property enclosed by brick boundary walls and wooden panelled fencing. Outside tap.


TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

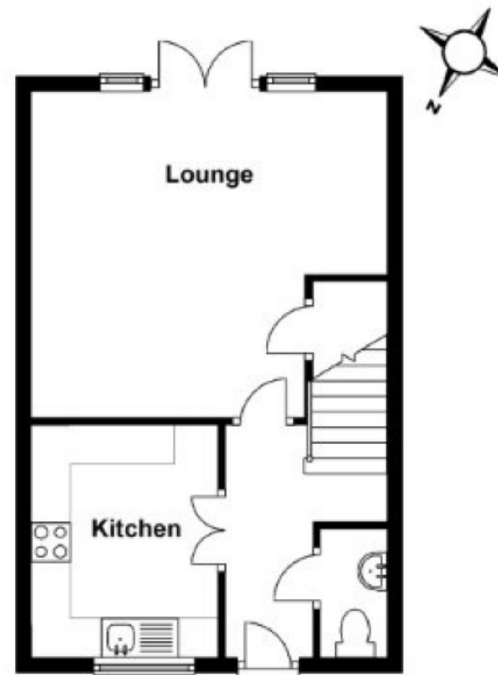
The Council Tax Band is "D" and the amount payable for the year 2017/18 is £1,596.35.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	78	93
(81-91) B		
(69-80) C		
(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	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor





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